

56
Lots



November 2019

PROPERTY AUCTION CATALOGUE

0191 908 9691

auctionhousenortheast.co.uk

MESSAGE FROM THE AUCTIONEER



Don't leave that property empty for another winter...

The majority of winter weather forecasts say we are in for a tough one and vacant properties do not winter well in our part of the country. We highlight these concerns as an early warning to those who have empty properties that could suffer through an adverse winter. The good news is that there is still time to sell this calendar year and auction is the only way to do it. We expect that our early December auctions will be filled with vacant residential and commercial properties, plus numerous tenanted investments. We are already listing early for our December 17th auctions and our team will respond quickly to appraisal requests as soon as they are received.

Turning now to our selection this time and some market comments – 56 lots in the North-East and you will find a wide variation across the whole spectrum of prices and types of properties guided keenly and priced to sell, for example.

(Lots 2, 4, 52, 55) 4 x one bedroom apartments situated on Dovecot Street in Stockton-on-Tees guided at £5,000+ each

(Lot 3) Percy Street, Ashington is a two bedroom end-terraced house tenanted on an AST, rental income £4200p.a, with a guide of £25,000+

(Lot 28) Sydenham Road, Hartlepool. Mixed use commercial property with vacant commercial premises to the ground floor and tenanted two bedroom flat above (£3600 p.a) guided at £45,000+

(Lot 41) Oakwood Hall, Wylam. An 11 bedroom country house with a guide of £755,000+

(Lot 54), Britain Avenue, Acklam, Middlesbrough. A three bedroom suburban family home requiring some TLC guided at £80,000+

(Lot 53) Whitehall, Killhope, Lanehead. Three bedroom farmhouse on a private hillside position with a guide of £110,000+

One of the buyer benefits of auction is that you can be certain of your purchase – if your hand is up when the hammer comes down, you have exchanged contracts and completion follows 14 to 28 days later. You won't experience chain delays, or suffer from sellers changing their mind – the auction process is definite and conclusive. You will also benefit from the level playing field and the clarity of information we provide. Estate agents tell me that their market is suffering from indecision and delay, by comparison we all see auction as a speedy and certain alternative that is delivering much needed results.

National picture; The auction market has been busy throughout the year, it hasn't been knocked by Brexit uncertainty and Auction House Group's record results demonstrates this – we have already sold over 2,800 auction lots this year. Our process brings urgent sellers and ready buyers together, it is as simple as that, and very effective too. If you want or need to sell then please call us on 01642 931060 for our Teesside office or 0191 9089691 for our Newcastle office or if you are interested in buying then visit our website and attend our Open House viewings.

Good Luck and happy bidding!

Colin West
Auctioneer

AUCTION VENUE

Wednesday 6th November 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 			
			
			
			
			
			
			
			
			
			
			
			

ORDER OF SALE

Wednesday 6th November 2019 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE	INTRODUCED BY
1	44 Stainton Drive, Gateshead, Newcastle Upon Tyne	£20,000+	Residential	
2	Flat 7, 26A Dovecot Street, Stockton-On-Tees, Cleveland	£5,000+	Residential	
3	1 Percy Street, Ashington, Northumberland	£25,000+	Residential	
4	Flat 4, 26A Dovecot Street, Stockton-On-Tees, Cleveland	£5,000+	Residential	
5	84 East Lea, Newbiggin-By-The-Sea, Northumberland	£20,000+	Residential	
6	4 Sun Street, Stockton on Tees, Cleveland	£38,000+	Residential	
7	13 Henry Street North, Murton, Seaham, County Durham	£15,000 - £20,000	Residential	
8	2 Derby Street, Hartlepool, Cleveland	£10,000+	Mixed Use	
9	18 Cleveland View, Coundon, Bishop Auckland, County Durham	£15,000+	Residential	
10	54 Gilmour Street, Stockton-On-Tees, Cleveland	£71,000+	Residential	
11	155 Rosalind Street, Ashington, Northumberland	£23,000+	Residential	
12	7 Albert Road, Eston, Cleveland	£45,000+	Residential	
13	87 Beatrice Street, Ashington, Northumberland	£23,000+	Residential	
14	12 Cedar Grove, Loftus, Cleveland	£29,500+	Residential	
15	44A Derwent Street, Chopwell, Newcastle upon Tyne, Tyne and Wear	£11,000+	Residential	
16	Flat 3, 24 Beaconsfield Street, Hartlepool, Cleveland	£25,000+	Residential	
17	32 Irthing Avenue, Newcastle upon Tyne, Tyne and Wear	£30,000+	Residential	
18	2 Upper Westbrook, Darlington, County Durham	£90,000+	Residential	
19	35 Holeyn Road, Newcastle upon Tyne, Tyne and Wear	£45,000+	Residential	
20	Flat 20 Lytton House, 2 Lytton Street, Middlesbrough, Cleveland	£35,000+	Residential	
21	48 Coupland Road, Ashington, Northumberland	£20,000+	Residential	
22	51 Grange Estate, Middlesbrough, Cleveland	£37,000+	Residential	
22a	53 Meath Street, Middlesbrough, Cleveland	£29,000+	Residential	
23	129 Plessey Road, Blyth, Northumberland	£60,000+	Residential	
24	26 Parkfield Way, Stockton-On-Tees, Cleveland	£30,000+	Residential	
25	15 Third Street, Blackhall Colliery, Hartlepool, County Durham	£15,000+	Residential	
26	32 Norfolk Street, Stockton-on-Tees, Cleveland	£35,000+	Residential	
27	6A Hood Square, Blaydon-On-Tyne, Tyne and Wear	£60,000+	Residential	
28	12 Sydenham Road, Hartlepool, Cleveland	£45,000+	Mixed Use	
29	23 Winster Place, Cramlington, Northumberland	£37,000+	Residential	
30	74 Lanehouse Road, Thornaby, Stockton-on-Tees, Cleveland	£75,000+	Residential	
31	13 Church Street, Haswell, Durham, County Durham	£30,000+	Residential	
32	3 Ilkley Grove, Hartlepool, Cleveland	£35,000+	Residential	
33	58 South Street, Durham, County Durham	£600,000+	Residential	
34	12 Blandford Street, Ferryhill, County Durham	£25,000+	Residential	
35	20 Mapleton Road, Hartlepool, County Durham	£10,000+	Residential	
36	19 Thornton Street, Middlesbrough, Cleveland	£18,000+	Residential	
37	139 Beaconsfield Street, Fenham, Newcastle, Tyne and Wear	£75,000+	Commercial	
38	155 Auckland Terrace, Shildon, County Durham	£20,000+	Residential	
39	24 High Street, West Cornforth, Ferryhill, County Durham	£10,000+	Commercial	
40	14 Spennithorne Road, Stockton-On-Tees, Cleveland	£75,000-£80,000	Residential	
41	Oakwood Hall, Wylam, Northumberland	£755,000+	Residential	
42	2 Wynyard Mews, Hartlepool, Cleveland	£15,000+	Residential	
43	11 Fairfield Crescent, Oakwood, Hexham	£150,000+	Residential	
44	44 Lister Street, Hartlepool, Cleveland	£50,000+	Mixed Use	
45	285 Alice Street, South Shields, Tyne and Wear	£25,000 - £30,000	Residential	
46	20 Gladstone Street, Brotton, Saltburn By The Sea, Cleveland	£60,000+	Residential	
47	48 Coniston Road, Ferryhill, County Durham	£30,000+	Residential	
48	16A Walton Terrace, Guisborough, Cleveland	£27,000+	Residential	
49	91 Bamburgh Close, Washington, County Durham	£35,000 +	Residential	
50	8 Edward Street, Eldon Lane, Bishop Auckland, County Durham	£11,000+	Residential	
51	9 Dean Street, Hexham, Northumberland	£65,000+	Residential	
52	Flat 5, 26A Dovecot Street, Stockton-On-Tees, Cleveland	£5,000+	Residential	
53	Whitehall, Killhope, Lanehead, County Durham	£110,000+	Residential	
54	12 Britain Avenue, Acklam, Middlesbrough, Cleveland	£80,000+	Residential	
55	Flat 3, 26A Dovecot Street, Stockton-on-Tees, Cleveland	£5,000+	Residential	

***Description on Auction Information page**



Residential

44 Stainton Drive, Gateshead, Newcastle Upon Tyne NE10 9QU

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

One Bedroom Flat

This one bedroom flat is offered with a sitting tenant who is on an AST at £000 per calendar month.

Accommodation briefly comprises: Stairs to hall, Lounge/kitchen, bathroom and bedroom. The flat benefits from uPVC double glazing throughout and Electric heaters in all rooms

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.

Completion: 04.12.19

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)

1



Residential

Flat 7, 26A Dovecot Street, Stockton-On-Tees, Cleveland TS18 1LN

***GUIDE PRICE: £5,000+ (plus fees)**

ONE OF FOUR FLATS IN A CENTRAL STOCKTON LOCATION TO BE OFFERED THIS AUCTION, GREAT LOCATION, SUPERB GUIDE PRICE AND A PERFECT INVESTMENT.

Flat 7, 26a Dovecot Street is a two bedroom second floor maisonette flat with accommodation comprising in brief, access through communal keypad entrance, flat entrance hall with spiral staircase, lounge / kitchen and WC to the second floor with two bedrooms and bathroom located on the third floor. Electric 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.

Completion: 14 Day completion, Deposit to be paid from cleared funds.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)

2



Residential

1 Percy Street, Ashington, Northumberland NE63 9HT

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

Two Bedroom End Terrace House

This Two bedroom End terrace house is an excellent investment opportunity and is currently let on an AST bringing in a rent of £350 PCM Accommodation briefly comprises: Entrance hall, reception room, kitchen/dining room, bathroom/WC to Ground Floor Two bedrooms, shower room/WC to First Floor. Externally there is a Garage, brick built shed, side and rear gardens.

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.

Completion: 20.11.19

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[*Description on Auction Information page](#)

3



Residential

Flat 4, 26A Dovecot Street, Stockton-On-Tees, Cleveland TS18 1LN

***GUIDE PRICE: £5,000+ (plus fees)**

ONE OF FOUR FLATS IN A CENTRAL STOCKTON LOCATION TO BE OFFERED THIS AUCTION, GREAT LOCATION, SUPERB GUIDE PRICE AND A PERFECT INVESTMENT.

Flat 4, 26a Dovecot Street is a one bedroom second floor flat with accommodation comprising in brief, access through communal keypad entrance, flat entrance hall, lounge, kitchen, double bedroom and bathroom. Electric 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.

Completion: 14 Day completion, Deposit to be paid from cleared funds..

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[*Description on Auction Information page](#)

4



Residential

84 East Lea, Newbiggin-By-The-Sea, Northumberland NE64 6BJ

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

Three Bedroom Mid Terrace House

This three bedroom mid terrace house will suit the buy to let investor. In need of modernisation the property would let well as a family home once works are completed.

Accommodation comprises: Lounge, Kitchen, bathroom and three beds with gardens front and 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.

Completion: 20.11.19

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[*Description on Auction Information page](#)

5



Residential

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

6

***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](#)



Residential

13 Henry Street North, Murton, Seaham, County Durham SR7 9AW

7

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

Two bedroom Mid Terrace House

This two bedroom Mid Terrace House is currently let on an AST at £260 per calendar month.

Property benefits from uPVC double glazing and Gas central heating throughout.

Accommodation briefly comprises: Lounge, Kitchen and bathroom to ground floor and two bedrooms to first floor. Yard to the rear.

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.

Completion: 04.12.19

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[*Description on Auction Information page](#)



Mixed Use

2 Derby Street, Hartlepool, Cleveland TS25 5SL

8

***GUIDE PRICE: £10,000+ (plus fees)**

MIXED USE PROPERTY – COMMERCIAL TO GROUND FLOOR AND ONE BEDROOM FLAT ON THE FIRST FLOOR.

Situated on the corner of Derby Street in Hartlepool. This mixed use property has commercial premises to the ground floor and a self contained one bedroom flat to the first floor. Located in a predominantly residential area, this property has bags of potential. Close to other local amenities and only a short distance from Hartlepool town centre.

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.

Completion: 28 Day completion.

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[*Description on Auction Information page](#)



Residential

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

9

***GUIDE PRICE: £15,000+ (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.

Completion: 20.11.19

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[*Description on Auction Information page](#)



Residential

54 Gilmour Street, Stockton-On-Tees, Cleveland TS17 6JR

10

***GUIDE PRICE: £71,000+ (plus fees)**

RARE OPPORTUNITY – FOUR BEDROOM DETACHED HOME IN NEED OF A SCHEME OF REFURBISHMENT

Four bedroom detached property with accommodation comprising in brief, entrance hall, lounge, dining room, kitchen, landing, four bedrooms and bathroom. Low maintenance gardens externally to front and rear and off street parking with single garage. Located close to schools and local amenities and on the doorstep of the A66 for commuting around the region, what is not to like about what is on offer.

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.

Completion: 14 Day completion, Deposit to be paid from cleared funds.

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[*Description on Auction Information page](#)



Residential

155 Rosalind Street, Ashington, Northumberland NE63 9BB

***GUIDE PRICE: £23,000+ (plus fees)**

Two Bedroom Mid Terrace House

Attention investors! This two bedroom mid terrace house is in close proximity to Ashington Town Centre and Central primary school which make it a popular buy to let option. Property briefly comprises: Lounge, Kitchen, Bathroom and two bedrooms with Yards front and rear. The accommodation benefits from uPVC double glazing and gas central heating 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.

Completion: 04.12.19

11

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[*Description on Auction Information page](#)



Residential

7 Albert Road, Eston, Middlesbrough, Cleveland TS6 9QN

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

THREE BEDROOM MID-TERRACED PROPERTY MAKING THE IDEAL PURCHASE

This three bedroom mid-terraced property has accommodation comprising, in brief, entrance hall, lounge/dining room, kitchen, rear lobby and bathroom to the ground floor with landing and three bedrooms to the first floor. Central heating and Upvc double glazing throughout with enclosed rear yard to rear.

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.

Completion: 14 day. Deposit to be paid from cleared funds

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[*Description on Auction Information page](#)



Residential

87 Beatrice Street, Ashington, Northumberland NE63 9BP

***GUIDE PRICE: £23,000+ (plus fees)**

Two Bedroom Mid Terrace House

This Two bedroom mid terrace in popular Ashington is close to all town centre amenities and right outside the primary school. The accommodation comprises: Lounge, Kitchen and bathroom to ground floor with two bedrooms to the first floor. Property benefits from uPVC double glazing and gas central heating 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.

Completion: 04.12.19

13

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[*Description on Auction Information page](#)



Residential

12 Cedar Grove, Loftus, Cleveland TS13 4XE

***GUIDE PRICE: £29,500+ (plus fees)**

ATTENTION INVESTORS - THREE BEDROOM END TERRACE

This three bedroom end terraced property has lots to offer with good sized living accommodation, comprising in brief, entrance hall, lounge, dining room, kitchen, WC and cloakroom to the ground floor and landing, three bedroom and bathroom on the first floor. Externally to the property is family garden to the rear and parking spaces to the front.

Additional Fees

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

Administration Charge: £1000 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.

Completion: 14 Day completion, Deposit to be paid from cleared funds.

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auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

44A Derwent Street, Chopwell, Newcastle upon Tyne, Tyne and Wear NE17 7HX

***GUIDE PRICE: £11,000+ (plus fees)**

One Bedroom Ground Floor Flat

This one bedroom ground floor flat would be a fantastic buy to let investment and is priced to Sell. The accommodation briefly comprises; Lounge/kitchen area, one bedroom and bathroom. 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.

Completion: 04.12.19

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auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

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

***GUIDE PRICE: £25,000+ (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.

Completion: 28 day

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[*Description on Auction Information page](#)



Residential

32 Irthing Avenue, Newcastle upon Tyne, Tyne and Wear NE6 2TQ

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

Two Bedroom First Floor Flat

This two bedroom first floor flat in Walker is located just off the bus route for City Centre, is close to St Vincent Primary School and overlooks playing fields to the rear.

A popular area of the city this flat would make an excellent buy to let.

The property comprises; lounge, kitchen, bathroom and two bedrooms.

Additional Fees

Buyer's Premium: £600 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.

Completion: 04.12.19

17

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[*Description on Auction Information page](#)



Residential

2 Upper Westbrook, Darlington, County Durham DL3 6TB

***GUIDE PRICE: £90,000+ (plus fees)**

NOT TO BE OVERLOOKED, TWO FOR THE PRICE OF ONE – THREE BEDROOM MID-TERRACED PROPERTY WITH SEPARATE FLAT TO BASEMENT.

Superb opportunity to purchase this rare find. The property has two offerings with accommodation in brief comprising, entrance hall, lounge, kitchen, utility, landing, bathroom and three bedrooms over two floors in the main structure then an additional one bedroom basement flat with separate access.

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.

Completion: 28 Day completion.

18

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[*Description on Auction Information page](#)



Residential

35 Holeyn Road, Newcastle upon Tyne, Tyne and Wear NE15 9PG

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

Four Bedroom Maisonette

This Four bedroom Maisonette has been recently modernised to a high standard and is in excellent condition.

Property briefly comprises: Lounge, Kitchen, Bathroom, Four bedrooms and integral garage. Externally there is a large rear garden. Property benefits uPVC double glazing and Gas central heating 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.

Completion: 20.11.2019

19

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[*Description on Auction Information page](#)



Residential

Flat 20 Lytton House, 2 Lytton Street, Middlesbrough, Cleveland TS4 2BP

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

CHECK OUT THIS LITTLE GEM - TWO BEDROOM FIRST FLOOR FLAT WITH MASTER BEDROOM EN-SUITE.

Perfectly located close to University Teesside and Middlesbrough Town Centre the accommodation comprises, in brief, entrance hall, spacious reception room, kitchen, two bedrooms, the master with EN-SUITE SHOWER ROOM, and bathroom. UPVC double glazing and secure telephone entry system. Allocated parking space.

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.

Completion: 14 Day completion, Deposit to be paid from cleared funds.

20

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[*Description on Auction Information page](#)



Residential

48 Coupland Road, Ashington, Northumberland NE63 8DW

21

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

Two bedroom First Floor Flat

This two bedroom first floor flat benefits from having a considerable rear garden and is just off the bus route for Ashington Town Centre. Ideal for a young family and would make a fine addition to any investor's buy to let portfolio. Briefly comprises: lounge, kitchen, bathroom and two bedrooms. uPVC double glazing and Gas central heating 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.

Completion: 04.12.19

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[*Description on Auction Information page](#)



Residential

51 Grange Estate, Middlesbrough, Cleveland TS6 8EL

22

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

THREE BEDROOM FAMILY HOME IDEAL BUY TO LET INVESTMENT

This three bedroom mid-terraced property is well located in Lazenby Village and the accommodation comprises in brief, entrance hall, lounge, kitchen / diner to the ground floor and landing, three bedrooms and bathroom on the first floor. Gas central heating and Upvc double glazing throughout. Externally are gardens to the front and rear. In need of a scheme of refurbishment.

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.

Completion: 14 day. Deposit to be paid from cleared funds.

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[*Description on Auction Information page](#)



Residential

53 Meath Street, Middlesbrough, Cleveland TS1 4RS

22A

***GUIDE PRICE: £29,000+ (plus fees)**

ATTENTION PROPERTY INVESTORS.

Two bedroom terraced home situated within easy walking distance of Middlesbrough Town Centre. This property requires some TLC and comprises, in brief, entrance, lounge, living room and kitchen to the ground floor with two double bedrooms and bathroom (accessed via bedroom two) to the first floor. 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.

Completion: See legal pack.

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[*Description on Auction Information page](#)



Residential

129 Plessey Road, Blyth, Northumberland NE24 3JN

23

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

Three Bedroom Semi Detached House

This three Bedroom Semi Detached house on popular Plessey Road would suit the investor and the owner occupier alike. In need of updating throughout the property benefits from gas central heating and double glazing throughout. Accommodation briefly comprises: Entrance Porch, Lounge, Dining room, Kitchen and Sunroom to ground floor with three bedrooms and bathroom to first floor.

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.

Completion: 04.12.19

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[*Description on Auction Information page](#)



Residential

26 Parkfield Way, Stockton-On-Tees, Cleveland TS18 3SU

24

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

READY MADE INVESTMENT OPPORTUNITY – ONE BEDROOM FIRST FLOOR FLAT

This one bedroom first floor flat is currently let under AST producing £4200 per annum. The accommodation in brief comprises, entrance hall, kitchen/breakfast room, bedroom and bathroom. The property has gas central heating, Upvc double glazing and balcony with external garden to the front aspect.

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.

Completion: 28 Days.

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[*Description on Auction Information page](#)



Residential

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

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

Two Bedroom Mid terrace House

This two bedroom mid terrace house just off the high street in Blackhall Colliery 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. Close to local shops, takeaways, beach front walks.

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.

Completion: 20.11.19

25

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[*Description on Auction Information page](#)



Residential

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

***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

6A Hood Square, Blaydon-On-Tyne, Tyne and Wear NE21 6AY

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

Four Bedroom Semi detached Town House

An excellent opportunity to pick up this four bedroom town house just off the Winlaton high street. The property requires modernisation and decorative works throughout and would make an ideal family home and will be of interest to the buy to let market as well as the investor looking to update and sell.

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.

Completion: 26.11.19

27

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[*Description on Auction Information page](#)



Mixed Use

12 Sydenham Road, Hartlepool, Cleveland TS25 1QB

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

DON'T FORGET ABOUT ME – MIXED USE PROPERTY WITH VACANT COMMERCIAL TO THE GROUND FLOOR AND TENANTED TWO BEDROOM FLAT ON FIRST FLOOR

Mixed use property with accommodation comprising in brief, commercial unit to the ground floor with serving area, preparation area, WC and walk in fridge. The first floor accommodates a two bedroom flat currently under tenancy producing £3,600 per annum.

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.

Completion: 28 Day completion.

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[*Description on Auction Information page](#)



Residential

23 Winster Place, Cramlington, Northumberland NE23 6PH

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

Two Bedroom Ground Floor Flat

This two bedroom ground floor flat is in a quiet cul-de-sac to the south of Cramlington has excellent road links to Newcastle, Tyne tunnel and Morpeth as well as being a short drive to the town centre. Accommodation briefly comprises: Lounge, Kitchen, Bathroom and two bedrooms. Property benefits from gas central heating and 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.

Completion: 20.11.19

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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](#)

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Residential

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

***GUIDE PRICE: £30,000+ (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.

Completion: 04.12.19

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[*Description on Auction Information page](#)

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Residential

3 Ilkley Grove, Hartlepool, Cleveland TS25 1HQ

***GUIDE PRICE: £35,000+ (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 some refurbishment. 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. This is a Freehold property.

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.

Completion: 14 day. Deposit to be paid from cleared funds

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[*Description on Auction Information page](#)

32



Residential

58 South Street, Durham, County Durham DH1 4QP

***GUIDE PRICE: £600,000+ (plus fees)**

Four Bedroom Townhouse

This four bedroom townhouse is not to be missed. With accommodation across four floors this could make the perfect family home. A short walk from Durham College and Historic City Centre as well as the famous Durham Cathedral the setting for this one is a delight.

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.

Completion: 20.11.19

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[*Description on Auction Information page](#)

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Residential

12 Blandford Street, Ferryhill, County Durham DL17 8ND

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

ATTENTION INVESTORS, TWO BEDROOM MID-TERRACE IN POPULAR RENTAL AREA

This two bedroom mid-terraced property in need of a scheme of refurbishment has accommodation comprising in brief, entrance hall, lounge/diner, kitchen, landing, two bedrooms and bathroom. Upvc double glazing and gas central heating throughout. Enclosed rear yard externally. Located close to local amenities.

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.

Completion: 14 days. Deposit to be paid from cleared funds.

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Residential

20 Mapleton Road, Hartlepool, County Durham TS24 8NP

***GUIDE PRICE: £10,000+ (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.

Completion: 20.11.19

35

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[*Description on Auction Information page](#)



Residential

19 Thornton Street, Middlesbrough, Cleveland TS3 6PG

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

ONE FOR ALL YOU INVESTORS/DEVELOPERS – THREE BEDROOM MID-TERRACED IN GOOD RENTAL AREA OF MIDDLESBROUGH.

In need of a scheme of refurbishment, this three bedroom mid-terraced property has accommodation comprising in brief, entrance hall, lounge/diner, kitchen, bathroom, landing and three bedrooms. Externally is an enclosed yard to rear and on street parking to the front.

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.

Completion: 14 Day completion, Deposit to be paid from cleared funds.

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[*Description on Auction Information page](#)



Commercial/Industrial

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

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

Commercial Property

Commercial Investment property set over two floors, previously occupied as a Dentist Surgery. To the ground floor there is spacious room which in it's former user was the waiting area and to the rear of the waiting area is the former dental room. Access to rear of the property is obtained from the dental room which offers off street parking via a garage door. Stairs from the ground floor lead to the first floor accommodation.

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.

Completion: 04.12.19

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[*Description on Auction Information page](#)



Residential

155 Auckland Terrace, Shildon, County Durham DL4 1BA

***GUIDE PRICE: £20,000+ (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. This is a Freehold property.

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.

Completion: 14 day. Deposit to be paid from cleared funds

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[*Description on Auction Information page](#)



Commercial/Industrial

24 High Street, West Cornforth, Ferryhill, County Durham DL17 9HR

***GUIDE PRICE: £10,000+ (plus fees)**

Retail property in prominent high street location

Retail property across two floors let at £250 Per Calendar Month The property comprises a two floor mid terrace building set between residential properties either side and within the centre of the shopping area of West Cornforth. The property is currently arranged to provide retail accommodation at the ground floor level with storage accommodation above and rear yard with separate vehicular access.

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.

Completion: 20.11.19

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[*Description on Auction Information page](#)



Residential

14 Spennithorne Road, Stockton-On-Tees, Cleveland TS18 4JW

40

***GUIDE PRICE: £75,000-£80,000 (plus fees)**

Three bedroom family home, situated within a popular location in Stockton-on-Tees, that will certainly appeal to both investors and owner occupiers.
This property comprises, in brief, entrance hall, two reception rooms and kitchen to the ground floor with three bedrooms, bathroom and separate W.C to the first floor. This home also features UPVC double glazing and gas central heating. Externally to the front is a garden and driveway with a SOUTH-FACING GARDEN 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.

Completion: 28 Day completion.

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[*Description on Auction Information page](#)



Residential

Oakwood Hall, Wylam, Northumberland NE41 8BH

41

***GUIDE PRICE: £755,000+ (plus fees)**

Georgian Manor House

This Grade II listed Georgian Manor House in need of a full renovation throughout and is a blank canvas, which with the right vision and subject to the necessary permissions could take on a variety of new forms. The property is across three floors, previously made up of living accommodation to the ground and first floor with servants quarters to the top floor. Set in mature wooded grounds and fields of more than 25 acres.

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.

Completion: 20.11.19

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Residential

2 Wynyard Mews, Hartlepool, Cleveland TS25 3JE

42

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

THIS IS SURE TO TURN HEADS – TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE PAVED PATIO AREA.
This two bedroom ground floor flat has lots to offer and with accommodation comprising in brief, entrance hall, lounge, kitchen, bathroom and two bedrooms, gas central heating with Upvc double glazing throughout. Externally is ample of parking to the front and its own private paved patio area to the 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.

Completion: 14 Day completion, Deposit to be paid from cleared funds.

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[*Description on Auction Information page](#)



Residential

11 Fairfield Crescent, Oakwood, Hexham, NE46 4LH

43

***GUIDE PRICE: £150,000+ (plus fees)**

Four Bedroom Semi Detached House

This four bedroom, spacious semi is set in a quiet cul-de-sac in the village of Oakwood, just three miles from Hexham.

The property benefits from gas Central Heating and uPVC 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.

Completion: 20.11.2019

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[*Description on Auction Information page](#)



Mixed Use

44 Lister Street, Hartlepool, Cleveland TS26 9LF

44

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

WHAT IS NOT TO LIKE? – MIXED USE PROPERTY WITH COMMERCIAL TO THE GROUND FLOOR AND THREE SEPERATE FLATS ABOVE, ALL FROM THIS STAGGERING GUIDE PRICE.

44 Lister Street in Hartlepool has accommodation over three floors and offers commercial unit to the ground floor and also three self contained flats, a mix of two one bedroom flats and finally a two bedroom flat all in need of refurbishment.

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.

Completion: 28 Day completion.

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[*Description on Auction Information page](#)



Residential

285 Alice Street, South Shields, Tyne and Wear NE33 5PJ

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

One Bedroom Upper Flat

This One Bedroom Flat would make an ideal addition to the buy to let landlord portfolio. Comprises: Lounge, Kitchen, Bathroom and one bedroom with shared yard to rear. The 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.

Completion: 04.12.19

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[*Description on Auction Information page](#)



Residential

20 Gladstone Street, Brotton, Saltburn By The Sea, Cleveland TS12 2TU

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

MODERN FAMILY HOME.

Three bedroom semi-detached family home situated within Brotton, Saltburn-by-the-Sea. This property comprises, in brief, entrance hall, lounge, kitchen and cloakroom / W.C to the ground floor, two bedrooms and family bathroom to the first floor and master bedroom with EN-SUITE bathroom to the first floor. This home also features gas central heating and UPVC double glazing.

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.

Completion: 14 Days. Deposit to be paid from cleared funds.

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[*Description on Auction Information page](#)



Residential

48 Coniston Road, Ferryhill, County Durham DL17 8HL

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

IDEAL BUY-TO-LET/FIRST-TIME PURCHASE

Three bedroom semi-detached home situated within Ferryhill, County Durham. This home features 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 to both front and rear with a driveway offering off-street parking. Producing £4,800

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.

Completion: 20.11.19

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[*Description on Auction Information page](#)



Residential

16A Walton Terrace, Guisborough, Cleveland TS14 6QG

***GUIDE PRICE: £27,000+ (plus fees)**

REMEMBER, REMEMBER THE 6th NOVEMBER THE DAY YOU EXCHANGED AND YOU COMPLETE IN DECEMBER.

One bedroom first floor flat offering accommodation comprising in brief of open plan living room/kitchen area, double bedroom and shower room. The property is fully double glazed and has night storage heating. Conveniently located for the town with all its amenities close at hand.

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.

Completion: 28 Day completion.

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[*Description on Auction Information page](#)



Residential

91 Bamburgh Close, Washington, County Durham NE38 0HR

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

Two Bedroom Flat

This Two bedroom flat is ready to let. Recently modernised the accommodation comprises: Open plan lounge/dining room, Kitchen, bathroom, utility room and two bedrooms. Located just off the A1231 for access to Washington, Newcastle and Sunderland it's an ideal location for commuting around the region.

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.

Completion: See legal pack.

49

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[*Description on Auction Information page](#)

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**AUCTION
HOUSE**



Residential

8 Edward Street, Eldon Lane, Bishop Auckland, County Durham DL14 8TN

***GUIDE PRICE: £11,000+ (plus fees)**

YOU SHOULD NEVER JUDGE A BOOK BY IT'S COVER, TWO BEDROOM MID-TERRACED PROPERTY.

This two bedroom mid-terraced property is quite a find with accommodation comprising in brief, entrance hall, lounge, kitchen/diner to the ground floor and landing, two bedrooms and bathroom to the first floor. Externally is an enclosed rear yard and on street parking to the front, located close to local amenities and only a short drive from Bishop Auckland Town Centre.

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.

Completion: 14 day. Deposit to be paid from cleared funds

50

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[*Description on Auction Information page](#)



Residential

9 Dean Street, Hexham, Northumberland NE46 1HG

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

Three Bedroom Mid terrace House

A three bedroom mid terrace property occupying a conveniently central position in Hexham. The accommodation does require modernisation and is available with no forward chain. The rooms include: entrance hall, lounge, dining kitchen, rear porch, three bedrooms and a bathroom. Externally is an enclosed rear yard. Viewings are highly recommended.

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.

Completion: See legal pack.

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[*Description on Auction Information page](#)



Residential

Flat 5, 26A Dovecot Street, Stockton-On-Tees, Cleveland TS18 1LN

***GUIDE PRICE: £5,000+ (plus fees)**

ONE OF FOUR FLATS IN A CENTRAL STOCKTON LOCATION TO BE OFFERED THIS AUCTION, GREAT LOCATION, SUPERB GUIDE PRICE AND A PERFECT INVESTMENT.

Flat 5, 26a Dovecot Street is a one bedroom second floor flat with accommodation comprising in brief, access through communal keypad entrance, flat entrance hall, lounge/kitchen, double bedroom and bathroom. Electric 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.

Completion: 14 Day completion, Deposit to be paid from cleared funds.

52

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[*Description on Auction Information page](#)



Residential

Whitehall, Killhope, Lanehead, County Durham DL13 1AT

***GUIDE PRICE: £110,000+ (plus fees)**

3 Bedroom Farm House

A spacious three bedroom detached farmhouse occupying a private hillside position in Killhope, near Nenthead. The accommodation has been renovated from derelict by the current owners, however requires finishing and offers undoubted scope for further development.

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.

Completion: 04.12.19

53

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[*Description on Auction Information page](#)



Residential

12 Britain Avenue, Acklam, Middlesbrough, Cleveland TS5 7AT

***GUIDE PRICE: £80,000+ (plus fees)**

POPULAR RESIDENTIAL LOCATION.

Three bedroom semi-detached family home, requiring some improvements, situated within Acklam, Middlesbrough. This home comprises, in brief, entrance hall, lounge, living room, kitchen and downstairs W.C to the ground floor with three bedrooms and bathroom to the first floor. This home also features uPVC double glazing and gas central heating. Gardens front and rear, shared driveway & detached garage.

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.

Completion: 28 days

54

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[*Description on Auction Information page](#)



Residential

**Flat 3, 26A Dovecot Street, Stockton-on-Tees,
Cleveland TS18 1LN**

***GUIDE PRICE: £5,000+ (plus fees)**

ONE OF FOUR FLATS IN A CENTRAL STOCKTON LOCATION TO BE OFFERED THIS AUCTION, GREAT LOCATION, SUPERB GUIDE PRICE AND A PERFECT INVESTMENT.

Flat 3, 26a Dovecot Street is a one bedroom first floor maisonette flat with accommodation comprising in brief, access through communal keypad entrance, flat entrance hall with spiral staircase, lounge / kitchen and WC to the first floor with double bedroom and bathroom located on the second floor. Electric 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.

Completion: 14 day completion. Deposit to be paid from cleared funds.

55

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*Description on Auction Information page

Want to receive Newsletter & Property Alerts

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**AUCTION
HOUSE**

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LEGAL PACKS



We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are included to the rear of this Catalogue.

**AUCTION
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NEXT AUCTION DATE 2019



DO YOU HAVE A PROPERTY
SUITABLE FOR AUCTION?



For all enquiries or a valuation contact
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northeast@auctionhouse.co.uk / teesvalley@auctionhouse.co.uk

NORTH EAST AUCTION RESULTS

Tuesday 17th September 2019 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	17 Woodlands Terrace, Gateshead, Tyne and Wear	£25,000+	SOLD FOR £47,500
2	16 Queen Street, Lazenby, Middlesbrough, Cleveland	£22,000+	SOLD FOR £22,000
2a	11 Cameron Road, Hartlepool, Cleveland	£14,000+	SOLD FOR £20,000
3	32 Hendon Valley Road, Sunderland, Tyne and Wear	£20,000+	SOLD FOR £23,000
4	74 Kings Road, North Ormesby, Middlesbrough, Cleveland	£50,000+	SOLD FOR £55,000
5	260 Whitfield Road, Scotswood, Newcastle upon Tyne, Tyne and Wear	£28,000+	SOLD FOR £35,000
6	27 Bow Street, Middlesbrough, Cleveland	£30,000 - £35,000	SOLD FOR £36,000
7	14 Valley Dene, Chopwell, Newcastle upon Tyne, Tyne and Wear	£35,000 - £45,000	SOLD PRIOR
7a	18 Thomas Street, Sacriston, County Durham	£37,500+	SOLD FOR £40,000
8	18 Cleveland View, Coundon, Bishop Auckland, County Durham	£20,000+	SOLD FOR £19,000
9	7 & 7A Beatrice Street, Ashington, Northumberland	£30,000+	SOLD FOR £43,500
10	15 Third Street, Blackhall Colliery, Hartlepool, County Durham	£18,000+	AVAILABLE
11	5 Humber Street, Chopwell, Newcastle upon Tyne, Tyne and Wear	£22,000+	SOLD FOR £23,000
12	22 Harpers Green, Stockton-on-Tees, Cleveland	£69,950+	SOLD FOR £72,000
13	48 Tweed Street, Chopwell, Newcastle upon Tyne, Tyne and Wear	£22,000+	SOLD FOR £25,000
14	3 Ilkley Grove, Hartlepool, Cleveland	£40,000+	AVAILABLE
15	118 Seventh Street, Horden, Peterlee, County Durham	£18,000+	POSTPONED
16	32 Norfolk Street, Stockton-on-Tees, Cleveland	£35,000+	POSTPONED
17	52 Fifth Street, Horden, Peterlee, County Durham	£18,000+	POSTPONED
18	11 Allinson Street, North Ormesby, Middlesbrough, Cleveland	£13,000+	SOLD FOR £24,000
18a	152 High Street, Eston, Middlesbrough, Cleveland	£95,000+	WITHDRAWN
19	102 Gray Road, Sunderland, Tyne and Wear	£55,000+	AVAILABLE
20	48 Coniston Road, Ferryhill, County Durham	£40,000+	AVAILABLE
21	9 Bradley Terrace, Easington Lane, Houghton le Spring, County Durham	£28,000+	POSTPONED
22	20 Mapleton Road, Hartlepool, County Durham	£15,000+	SOLD FOR £16,750
23	24 Etherstone Avenue, Heaton, Newcastle upon Tyne, Tyne and Wear	£120,000+	SOLD AFTER
24	30 Tenth Street, Blackhall Colliery, Hartlepool	£20,000+	POSTPONED
25	15, 16 & 17 Park View Lane, Alston, Cumbria	£70,000+	SOLD FOR £92,000
26	147 Woodhouse Road, Guisborough, Cleveland	£70,000+	SOLD FOR £68,500
26a	5 St. Cuthberts Court, Blyth, Northumberland	£30,000+	SOLD FOR £32,000
27	93 Lodore Road, Newcastle upon Tyne, Tyne and Wear	£195,000+	SOLD FOR £265,000
28	31 Mariners Point, Hartlepool, Cleveland	£65,000 - £70,000	SOLD FOR £62,000
29	71 Fifth Street, Horden, Peterlee, County Durham	£18,000+	POSTPONED
30	4 Sun Street, Stockton on Tees, Cleveland	£38,000+	POSTPONED
31	88c High Street, Felling, Gateshead, Tyne and Wear	£41,000+	AVAILABLE
31a	12 Sea View, Lynemouth, Morpeth, Northumberland	£40,000+	SOLD FOR £41,000
32	74 Lanehouse Road, Thornaby, Stockton-on-Tees, Cleveland	£75,000+	POSTPONED
33	6 Ridley Gardens, Swalwell, Newcastle upon Tyne, Tyne and Wear	£27,000+	SOLD FOR £29,000
34	108 Normanby Road, South Bank, Middlesbrough, Cleveland	£35,000+	SOLD FOR £28,000
35	65 Stanhope Road, South Shields, Tyne and Wear	£35,000+	SOLD AFTER
36	35 Lewes Road, Darlington, County Durham	£33,000+	SOLD FOR £41,000
36a	143 Sanderson Villas, Gateshead, Tyne and Wear	£60,000+	SOLD FOR £60,000
37	45 Woody Close, Consett, County Durham	£37,000+	SOLD AFTER
38	6 Church Street, High Etherley, Bishop Auckland, County Durham	£35,000 - £40,000	SOLD PRIOR
39	11 Plunkett Terrace, Pelton Fell, Chester le Street, County Durham	£85,000+	SOLD FOR £85,000
40	Flat 3, 24 Beaconsfield Street, Hartlepool, Cleveland	£25,000 - £30,000	AVAILABLE
41	13 Church Street, Haswell, Durham, County Durham	£35,000 - £45,000	AVAILABLE
42	155 Auckland Terrace, Shildon, County Durham	£25,500+	AVAILABLE
43	45 Millford, Gateshead, Tyne and Wear	£20,000+	SOLD FOR £22,000
44	21 William Street, North Skelton, Cleveland	£21,000+	POSTPONED
45	139 Beaconsfield Street, Fenham, Newcastle, Tyne and Wear	£85,000 - £95,000	AVAILABLE
46	10 Dishforth Close, Thornaby, Cleveland	£95,000+	SOLD FOR £85,000
46a	33 Errington Street, Brotton, Saltburn-By-The-Sea, Cleveland	£22,000+	SOLD AFTER
47	Flat B 1-2 Belle Grove, Spital Tongues, Newcastle, Tyne and Wear	£65,000+	WITHDRAWN
48	13 Victoria Street, South Bank, Middlesbrough, Cleveland	£9,950	SOLD FOR £37,750
49	209 Park Road, Stanley, County Durham	£15,000+	SOLD FOR £24,000
50	114 Essex Street, Middlesbrough, Cleveland	£25,000+	SOLD FOR £37,000
51	17 Wear Street, Hetton-Le-Hole, Houghton le Spring, County Durham	£35,000+	SOLD FOR £35,000
52	1 Spawood Cottages, Guisborough, Cleveland	£65,000+	SOLD FOR £73,000
53	57 Strawberry Gardens, Wallsend, Tyne and Wear	£48,000+	SOLD FOR £73,000
54	Land for Sale at Railway Terrace, Eaglescliffe, Stockton-on-Tees, Cleveland	£15,000 - £20,000	SOLD FOR £28,000
55	178 Fenham Hall Drive, Newcastle upon Tyne, Tyne and Wear	£56,000+	SOLD FOR £91,000

*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)

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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.

Going once...

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:

17th December 2019

auctionhousenortheast.co.uk

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☎ 0191 908 9691
✉ northeast@auctionhouse.co.uk

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☎ 01642 931 060
✉ teesvalley@auctionhouse.co.uk



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