

North East: Lots 1 – 41

**Tuesday 30th October 2018**  
**7.00 pm**

Ramside Hall Hotel, Carrville, Durham DH1 1TD

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**AUCTION  
HOUSE**  
**NORTH EAST**



## Residential

**24 Twelfth Street, Horden, Peterlee, County Durham SR8 4QH**

**\*GUIDE PRICE:**

**£10,000+ (plus fees)**

### Three Bedroom Mid Terrace House

This three bedroom house in Horden is the perfect buy to let opportunity. Comprises of lounge, kitchen, bathroom and three bedrooms. Property requires some basic updating. The property benefits from double glazed windows, gas central heating throughout. Situated within a short walk to local shops and bus route in to Peterlee and Durham.

#### Description:

##### Entrance:

**Lounge 13'6 x 13'3:** Radiator, Front Facing uPVC window.

**Kitchen 16'9 x 12':** Range of wall and floor units, integrated hob, Gas combi boiler, radiator

**Bathroom 7'6 x 6'9:** Bath, pedestal sink, Low level WC, wash basin.

**Bedroom 1 14'9 x 13'3:** Radiator, Front facing uPVC window, cupboard, access to boarded out loft

**Bedroom 2 11'9 x 8'9:** Radiator, rear facing uPVC window.

**Bedroom 3 8' x 8'3:** Radiator, rear facing uPVC window.

**External:** Rear yard.

**Viewing:** Please telephone 0191 9089691



**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

**Energy Performance Certificate (EPC):** Current Rating D

#### 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.



2

## Residential

### 33 Peaton Street, North Ormesby, Middlesbrough, Cleveland TS3 6JH

**\*GUIDE PRICE:**

**£11,500+ (plus fees)**

**ONE FOR ALL YOU DEVELOPERS TO GET YOUR TEETH INTO.**

Two bedroom mid-terraced property in need of full refurbishment. Located in the high rental area of North Ormesby, Middlesbrough and close to local amenities and public transport links in to Middlesbrough Town Centre. The accommodation in brief comprises, lounge dining area, kitchen and bathroom to the ground floor with two bedrooms located on the first floor. Full refurbishment is required on this property and it is priced accordingly. This property would make a great buy to let investment and with this staggering guide price we are expecting high amounts of interest.

**Ground Floor:** Entrance, Lounge / Dining Room, Kitchen, Bathroom

**First Floor:** Bedroom One, Bedroom Two

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

**N.B.:** 14 day completion

**Tenure:** See Legal Pack

**Local Authority:** Middlesbrough Council

**Solicitors:** Eversheds - LBG, 1 Callaghan Square, Cardiff, CF10 5BT. Tel: 02920 477 242.

**Energy Performance Certificate (EPC):** Current Rating G

#### Additional Fees

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

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

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

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3

## Residential

### 5 Queen Street, Ashington, Northumberland NE63 9HS

**\*GUIDE PRICE:**

**£28,000+ (plus fees)**

#### 2 Bedroom Terraced House

Ideal investment opportunity, this 3 bedroom terraced house requires some updating. Comprising; entrance hall, lounge, kitchen/diner, bathroom and two bedrooms. Local shops nearby.

#### Description:

**Entrance Hall:**

**Lounge 14'6 x 11'9:** Under stair storage, gas fire, front facing uPVC window, radiator.

**Breakfast kitchen 11'6 x 8':** Full range of modern wall and floor units, integrated hob and cooker, stainless steel sink and drainer, door to rear yard.

**Bedroom 1 12'9 x 9'9:** Front facing uPVC window, radiator.

**Bedroom 2 11'3 x 10':** Front facing uPVC window, radiator.

**Bedroom 3 10'6 x 9':** Rear facing uPVC window, radiator.

**Bathroom:** Shower cubicle, pedestal sink, low level WC, heated towel rail.

**External:** Front garden, rear yard and garage with up and over door.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691



**Tenure:** See Legal Pack

**Local Authority:** Northumberland County Council

**Solicitors:** Wilsons Solicitors, 20 The Grove, Ilkley, Leeds, LS29 9EG. Tel: 01943 602 998. Ref: Oliver Taman.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

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

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

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

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4

## Residential

### 93a Fox Howe, Coulby Newham, Middlesbrough, Cleveland TS8 0RX

**\*GUIDE PRICE:**

**£60,000+ (plus fees)**

**YOU'RE READING IT RIGHT – ONE BEDROOM SEMI-DETACHED HOME IN SOUGHT AFTER COULBY NEWHAM ESTATE.**

With accommodation spread over two floors and spacious living areas this home is a dream for any investor, owner occupier or first time buyer. Located in on a quiet cul-de-sac the property comprises, entrance hall, lounge, kitchen, conservatory, landing, double bathroom and bathroom. The kitchen comes with fridge freezer, washing machine and dishwasher, whilst the bathroom on the first floor offers WC, pedestal wash basin and shower cubicle. Externally to the property is a large front garden with paved driveway and to the rear is a low maintenance garden with great views. This property is sure to attract a great amount of attention so make sure you register your interest quickly. **Ground Floor:** Entrance Hall. Lounge – 3.20m x 3.80m. Kitchen – 1.90m x 3.80m. Conservatory – 3.30m x 3.80m **First Floor:** Landing. Bedroom – 3.20m x 3.80m. Bathroom **Viewing:** Please call Auction House North East on 01642 931060 for viewing schedule.

**Tenure:** See Legal Pack

**Local Authority:** Middlesbrough Council

**Solicitors:** D C Law, Southport Business Park, Wight Moss Way, Southport, PR8 4HQ. Tel: 01740 511300.

**Energy Performance Certificate (EPC):** Current Rating C

#### 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.

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5

## Residential

### 20 Twelfth Street, Horden, Peterlee, County Durham SR8 4QH

**\*GUIDE PRICE:**

**£19,000+ (plus fees)**

#### Two Bedroom Mid Terrace house

Attention investors, this two bedroom house in Horden is the perfect buy to let opportunity/ comprises of lounge, kitchen, bathroom and two bedrooms. Property requires some basic updating. The property benefits from double glazed windows, gas central heating throughout. Situated within a short walk to local shops and bus route in to Peterlee and Durham.

#### Description:

##### Entrance:

**Lounge:** Radiator, Front Facing uPVC window.

**Kitchen:** Range of wall and floor units, integrated hob and cooker, Gas combi boiler.

**Bathroom:** Bath, pedestal sink, Low level WC.

**Bedroom 1:** Radiator, Front facing uPVC window.

**Bedroom 2:** Radiator, Rear facing uPVC window.

**External:** Yard to rear.

**Viewing:** Please telephone 0191 9089691



**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

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

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

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## The Binchester Hotel, Albion Street, Spennymoor DL16 7AP

\*GUIDE PRICE: **£80,000 – £100,000** (plus fees)



### ATTENTION DEVELOPERS – HUGE OPPORTUNITY AWAITS YOU IN COUNTY DURHAM.

The Binchester Hotel situated in Middlestone Moor, Spennymoor has plenty to offer and the potential within is endless. No longer trading and with previous planning permission granted for seven, two storey, three bedroom dwellings viewings are highly recommended. A large building on a great plot sees itself conveniently located for Spennymoor Town Centre with the property comprising in brief, entrance porch, two lounges, bar area, rear lobby, men's and ladies toilets and inner hallway on the ground floor whilst to the first floor is lounge, kitchen, utility, five bedrooms, bathroom and storage. This property is to be sold as seen and as mentioned viewing is a must to appreciate the true size and potential this opportunity holds. Please make sure you register any interest you may have with us and arrange to meet us at one of our open viewings.

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Brabners, Horton House, Exchange Flags, Liverpool, L2 3YL. Tel: 0151 600 3024.

**Energy Performance Certificate (EPC):** Current Rating D

#### 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.



## Residential

### 191 Arnold Street, Boldon Colliery, Tyne and Wear NE35 9BA

**\*GUIDE PRICE:**

**£20,000+ (plus fees)**

#### Two Bedroom First Floor Flat

Two Bedroom First Floor Flat in need of modernisation. Comprising; entrance to stairs, lounge, kitchen, bathroom and two bedrooms. Stairs and Door to rear. Gas Central heating and double glazing throughout.

#### Description:

**Entrance:** Door to stairs.

**Lounge 19' x 14'9":** Rear facing uPVC windows, radiators.

**Kitchen 13'3 x 7'6":** Range of units, integrated stainless steel sink and drainer, rear facing uPVC window.

**Bathroom 8'9 x 8'9":** Low level WC, pedestal sink and bath, rear facing uPVC window, radiator.

**Bedroom 1 13'6 x 11'9":** Radiator, front facing uPVC window.

**Bedroom 2 10'6 x 7'1":** Radiator, front facing uPVC window.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691

**Tenure:** See Legal Pack

**Local Authority:** Sunderland City Council

**Solicitors:** Aberdeen Considine, Merchant House, Groat Market, Newcastle, NE1 1EE. Tel: 0191 261 2281.

**Energy Performance Certificate (EPC):** Current Rating F

#### Additional Fees

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

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

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

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## Residential

### Flat 12A, 3 Upgang Lane, Whitby, North Yorkshire YO21 3DT

**\*GUIDE PRICE:**

**£75,000+ (plus fees)**

#### HOW DO YOU FANCY OWNING YOUR VERY OWN HOLIDAY LET?

One bedroom ground floor apartment located perfectly for the West Cliff area of Whitby. With off road parking supplied this property is a rarity for Whitby and it has been made clear that Holiday Lets are allowed. The accommodation is entered through a stunning hallway and also boasts a rear garden. The flats accommodation comprises in brief, one bedroom, bathroom, kitchen and lounge area. Load of quirky features and electric based heating systems all on its own meter. This is sure to be popular due to the additional benefits already mentioned and we anticipate a number of busy open viewing dates. Please make sure you call us to register any potential interest you may have as you will not want to miss out on this one.

**Ground Floor:** Communal Entrance, Kitchen, Bathroom, Bedroom, Lounge **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

#### 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.

**Tenure:** See Legal Pack

**Local Authority:** Scarborough Borough Council

**Solicitors:** Mewies Solicitors, Clifford House, Keighley Road, Skipton, BD23 2NB. Tel: 01756 799000.

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**Tenure:** See Legal Pack  
**Local Authority:** Durham County Council  
**Solicitors:** Farnworth Shaw, 3/5 Carr Road, Nelson, Lancashire, BB9 7JX. Tel: 01282 698022. Ref: Louise Desoer.  
**Energy Performance Certificate (EPC):** Current Rating D

## Residential

### 8 Station Road, Easington Colliery, County Durham SR8 3SD

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

#### Three Bedroom Terrace House

Property is clean and spacious requires some basic updating.

#### Description:

**Hallway:** Via uPVC door, under stair cupboard, radiator

**Reception room 1 14'3 x 14'3:** Front facing uPVC window, radiator.

**Reception room 2 16'9 x 13'9:** Rear facing uPVC window, radiator, cloakroom and door to rear yard.

**Kitchen 13'9 x 11'3:** Range of wall and floor units, integrated stainless steel sink and drainer, rear facing window.

**Bathroom 11'3 x 7:** Bath, shower cubicle, pedestal sink, low level WC, airing cupboard, radiator.

**Bedroom 1 14'3 x 12'9:** Front facing, uPVC window, radiator.

**Bedroom 2 17'3 x 14'1:** Rear facing uPVC window, radiator.

**Bedroom 3 8'3 x 7'1:** Front facing uPVC window, radiator.

**External:** Front and rear yards with parking access to rear.

**Viewing:** Please telephone 0191 9089691

#### Additional Fees

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

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

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**Tenure:** See Legal Pack  
**Local Authority:** Northumberland County Council  
**Solicitors:** Eversheds - LBG, 1 Callaghan Square, Cardiff, CF10 5BT. Tel: 02920 477 242.  
**Energy Performance Certificate (EPC):** Current Rating D

## Residential

### 447 Cowpen Road, Blyth, Northumberland NE24 5NF

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

#### Two Bedroom Mid Terrace House

Ideal for the investor, this two bedroom terrace is in need of an update and several windows need replaced. Comprises; lounge, kitchen, bathroom to ground floor and two bedrooms on the first floor. Yard to front and rear. Located between the A189 and Blyth town centre, close to many supermarkets, takeaways and a primary school.

#### Description:

**Lounge 16'9 x 12'9:** Front aspect, radiator, gas fire.

**Kitchen 9'9 x 8'9:** Range of floor and wall units, integrated cooker, stainless steel sink and drainer, rear aspect, door to rear.

**Bathroom:** Bath with shower over, pedestal sink, WC, radiator, rear aspect.

**Bedroom 1 10 x 7'9:** Front aspect, radiator.

**Bedroom 2 13'9 x 9:** Rear aspect, radiator, fitted wardrobes.

**External:** Garden to front and yard to the rear.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691

#### Additional Fees

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

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

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

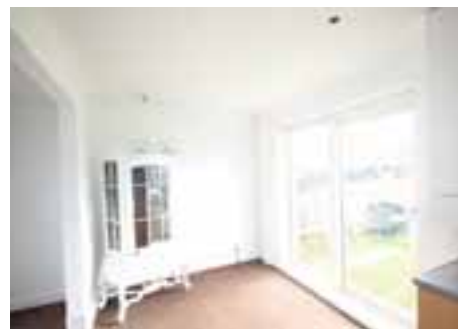
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# 17 Wareham Way, Sunnybrow, Crook, County Durham DL15 0NG

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



**PERFECT BUY TO LET OR SIMPLY ONE FOR YOURSELF. Well presented two bedroom semi detached home in Sunnybrow, Crook.**

Located in Sunnybrow and between the larger towns of Crook and Spennymoor is this lovely, recently renovated property. The accommodation in brief, comprises entrance, lounge, kitchen and utility to the ground floor with landing, two bedrooms and bathroom located on the first floor. Externally to the rear is a large, mainly laid to lawn garden. This property packs quite a punch after its recent refurbishment meaning that it's ready to move in. Gas central heating through a combination boiler and Upvc double glazing throughout make this property both appealing and energy efficient. This property is certain to grab attention so make sure you don't miss out on one of the open viewings and register your interest today.



## Description:

### Ground Floor:

Entrance  
Lounge – 5.49m x 3.45m  
Kitchen – 5.46m x 3.45m  
Utility Area

### First Floor:

Landing  
Bedroom One – 4.04m x 2.74m  
Bedroom Two – 3.43m x 3.10m  
Bathroom

**Viewings:** Please contact Auction House North East on 01642 931060 for viewing schedule.

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Smith Roddam – Crook, Corner Chambers, Market Place, Crook, DL15 8NE. Tel: 01388 762564. Ref: Lorraine Foster.

**Energy Performance Certificate (EPC):** Current Rating D

## 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.



## Residential

11

### 42 Deneburn Terrace, Consett, County Durham DH8 8BB

**\*GUIDE PRICE:**

**£33,000+ (plus fees)**

#### Two Bed Semi Detached House

Two bedroom house in a popular area just outside Consett town centre. Comprises of hall, lounge, kitchen, WC, Bathroom and two bedrooms to the first floor. Property requires some basic updating. The property benefits from double glazed windows, gas central heating throughout. Situated within a short walk to Consett retail park for supermarkets and shops as well as the Town centre for shops, pubs and clubs as well as bus route to Durham and Newcastle.

#### Description:

**Hallway:** via uPVC door, under stair cupboard.

**Lounge:** Gas fire with decorative fire surround, radiator, uPVC french window to front aspect.

**Kitchen:** Range of wall and floor units, integrated stainless steel sink and drainer, extractor fan, heated towel rail, uPVC window to rear aspect.

**Bedroom 1:** Radiator, uPVC window to rear aspect.

**Bedroom 2:** Radiator, uPVC window to front aspect.

**Bathroom:** Shower cubicle, low level WC, sink, heated towel rail, combi boiler, rear uPVC window.

**External:** Gardens front and rear with drive.

**Viewing:** Please telephone 0191 9089691

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Eversheds - LBG, 1 Callaghan Square, Cardiff, CF10 5BT. Tel: 02920 477 242.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

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

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

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

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## Residential

12

### 16 High Street, Tow Law, Bishop Auckland, County Durham DL13 4DL

**\*GUIDE PRICE:**

**£40,000+ (plus fees)**

#### IDEAL BUY TO LET OR OWNER OCCUPIER PROPERTY FOR AN INCREDIBLE GUIDE PRICE

Three bedroom mid-terraced property situated on the High Street in Tow Law and close to local amenities and two local primary schools. Presented in a modern, perfect standard and ready to move into, this property would benefit a number of different types of buyers. This property is sure to be popular and benefits from being renovated throughout. The accommodation in brief comprises, entrance hall, lounge, dining room, kitchen to the ground floor with landing, three bedrooms and bathroom to the first floor. Upvc double glazing and gas central heating throughout, externally is on street parking to the front and enclosed rear yard. **Ground Floor:** Entrance Hall, Lounge - 6.40m x 4.60m, Dining Room - 2.50m x 4.60m, Kitchen - 4.40m x 3.20m **First Floor:** Landing, Bedroom One - 4.10m x 4.60m Bedroom Two - 3.90m x 3.20m, Bedroom Three - 2.70m x 2.60m, Bathroom **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Freers Askew Bunting, 56-62 Borough Road, Middlesbrough, TS1 2JH. Tel: 01642 773518. Ref: Clare Nicholl.

**Energy Performance Certificate (EPC):** Current Rating D

#### 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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# 1 Radcliffe Cottages, Hexham Road, Newcastle Upon Tyne, NE15 9EH

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



## Spacious Two Bedroom Semi detached property

Deceptively spacious 2 bedroom semi detached house occupies an excellent location with large South facing rear garden. Comprises: Entrance via utility room, shower room and WC, breakfast kitchen, living room and dining room. To the first floor are two double bedrooms and a spacious family bathroom.

### Description:

**Entrance Hall:** uPVC door to front aspect.

**Utility Room 11' x 8'9":** uPVC window to front aspect, range of wall and floor units, radiator, Combi Boiler. Shower room and accessible WC.

**Lounge 15'3 x 11'6":** Real fuel look gas fire with decorative marble fire surround, radiator open plan to dining room, uPVC door to Sun room.

**Dining Room 14'8 x 11'6":** Front facing uPVC window, radiator.

**Sun Room 14'9 x 11'6":** Rear facing french doors to garden.

**Breakfasting Kitchen 14'9 x 11'7":** Range of wall and floor units, integrated sink and drainer, uPVC window and door to rear garden, radiator.

**Tenure:** See Legal Pack

**Local Authority:** Newcastle upon Tyne City Council

**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

**Energy Performance Certificate (EPC):** Current Rating D

**Bedrooms:** Bedroom 1 15' x 11'7' : Front facing uPVC window and radiator.  
Bedroom 2 11'10 x 8'6' : Rear facing uPVC window and radiator.

**Bathroom:** Shower cubicle, bath, pedestal sink, low level WC, tiled walls and rear facing uPVC window.

**External:** Drive to the front and mature lawned and paved gardens to the rear with outhouse and shed.

**Viewing:** Please telephone 0191 9089691

### 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.

14

## Mixed Use

### 18 Clyde Terrace, Spennymoor, County Durham DL16 7SE

\*GUIDE PRICE:

**£42,000+** (plus fees)

**SUPERB INVESTMENT OPPORTUNITY IN PRIME LOCATION OF SPENNYMOOR**

Mixed use property located at the Town Centre end of Clyde Terrace, Spennymoor. A Huge opportunity waits with this property with a retail unit and kitchen to the ground floor and first floor flat comprising, hallway, lounge, bathroom and two bedrooms. In need of some refurbishment work but don't be letting that put you off as this property is surrounded by similar properties and has on street parking to the front. With a guide price to attract attention we would recommend registering any interest you may have early.

**Ground Floor:** Retail Unit, Kitchen

**First Floor:** Hallway, Lounge, Bathroom, Bedroom One, Bedroom Two

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.



**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Foot Anstey, Salt Quay House, 4 North East Quay, Sutton Harbour, Plymouth, PL4 0BN. Tel: 01752 675013.

#### Additional Fees

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

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

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

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\*Description on Auction Information page

15

## Commercial

### 11 Saville Street, North Shields, Tyne and Wear NE29 6QT

\*GUIDE PRICE:

**£40,000 - £45,000** (plus fees)

#### Takeaway Outlet

Small commercial unit currently let on a 2 year AST at £600 pcm which is a potential yield of 15%. Located on a busy road through North Shields Town Centre. Front shop area, rear kitchen prep room, store and WC, door to rear.

**Viewing:** Please telephone 0191 9089691



**Tenure:** See Legal Pack

**Local Authority:** North Tyneside Metropolitan Borough Council

**Energy Performance Certificate (EPC):** Current Rating E

#### Additional Fees

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

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

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\*Description on Auction Information page

16

## Residential

## 27 Clarence Green, Newton Aycliffe, County Durham DL5 5HZ

\*GUIDE PRICE:

£35,000+ (plus fees)

## TWO BEDROOM MID-TERRACED PROPERTY OVERLOOKING GREEN

Superb opportunity to purchase this two bedroom mid-terraced property in Newton Aycliffe. Located just less than a mile from the Town Centre and close to links for the A68 and A66 make this property easily accessible to both Darlington and Middlesbrough. The accommodation in brief comprises, porch, lounge, dining room, kitchen and rear hallway to the ground floor with landing, two bedrooms and family bathroom located on the first floor. Externally to the property rear garden and a single detached garage situated away from the property. This property is in need of refurbishment but the guide price reflects this and certainly should not be a reason to hold off viewing. **Ground Floor:** Porch, Lounge, Dining Room, Kitchen **First Floor:** Landing, Bedroom One, Bedroom Two, Bathroom **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

N.B.: 14 day completion



Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, Leeds, LS29 9EG. Tel: 01943 602 998. Ref: Oliver Taman.

## Additional Fees

**Buyer's Premium:** £900 inc VAT payable on exchange of contracts.**Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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\*Description on Auction Information page



## Residential

## 69 Stephenson Road, Heaton, Newcastle, Tyne and Wear NE7 7SA

\*GUIDE PRICE:

£85,000 - £95,000 (plus fees)

## 4 Bedroom Terraced House

Spacious newly decorated 4 bedroom mid terraced property. Externally, there is a rear yard.

## Description:

**Entrance Hall:** Door into hallway, double radiator.**Lounge 13'11 x 15'5 (above):** Double glazed window to rear aspect, gas fire, under stairs cupboard, double radiator.**Kitchen 13'4 x 5'11:** Fitted with a range of floor and wall units, 1 1/2 bowl sink, combi boiler, double radiator, double glazed window to side aspect, double glazed door to side.**First Floor Landing:** Access to roof space, built in cupboard x 2.**Bedroom 1 14'9 x 10'4 (alcove):** Double glazed window to front aspect, alcoves, double radiator.**Bedroom 2 11'7 x 10'5:** Double glazed window to front aspect, double radiator.**Bedroom 3 16'6 x 9'3:** Double glazed window to rear aspect, alcoves, double radiator.**Bedroom 4 9'8 x 6'9:** Double glazed window to rear aspect, radiator.**Bathroom / WC:** White 3 piece suite comprising paneled bath, mains shower over, pedestal wash basin, low level WC, tiled walls, radiator, double glazed frosted window to rear aspect.**Viewing:** Please telephone 0191 9089691

JACK  
HARRISON  
ESTATES

Tenure: See Legal Pack

Local Authority: Newcastle upon Tyne City Council

Solicitors: Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

Energy Performance Certificate (EPC): Current Rating D

## Additional Fees

**Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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\*Description on Auction Information page



## 38 Norwich Gardens, Willington, Crook, County Durham DL15 0PY

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



### ATTENTION INVESTORS / DEVELOPERS, THREE BEDROOM SEMI DETACHED PROPERTY YOU WILL NOT WANT TO MISS.

Requiring a refurbishment, this three bedroom semi-detached property has lots to offer and huge potential. The accommodation comprises, in brief, entrance hall, lounge, kitchen, landing, three bedroom and bathroom / WC. The exterior of property boasts gardens front and rear. Located in a small cul-de-sac on the outskirts of Willington and with the larger towns of Crook, Spennymoor and Bishop Auckland only a short drive away, there is no ends to the amenities and schools in the surrounding area. This property holds the keys for a buy to let purchaser, first time buyer or even owner occupiers.



#### Description:

**Ground Floor:** Entrance Hall

Lounge – 7.09m x 3.38m

Kitchen – 2.79m x 2.24m

**First Floor:** Bedroom One – 4.29m x 3.91m

Bedroom Two – 3.35m x 2.67m

Bedroom Three – 2.44 x 2.41m

Bathroom

**Viewing:** Please call Auction House North East on 01642 931060 for viewing schedule.

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Smith Roddam – Crook, Corner Chambers, Market Place, Crook, DL15 8NE. Tel: 01388 762564. Ref: Lorraine Foster.

**Energy Performance Certificate (EPC):** Current Rating E

#### 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.

# 6 Victoria Road East, Hebburn, Tyne and Wear NE31 1XQ

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



## Spacious Five bedroom property currently operating as a Guest House.

Comprises: Entrance vestibule to hall, two en suite ground floor bedrooms, kitchen, dining room. To the first floor are two double bedrooms and a single bedroom, WC and bathroom. Rear yard with parking for one car. Close to shops, supermarket, bank and metro station.

### Description:

**Bedroom 1 16'11 x 14'11:** En suite bathroom with low level WC, pedestal sink, shower cubicle. Front facing uPVC bay window, radiator.

**Bedroom 2 14'9 x 13'9:** En suite bathroom with low level WC, pedestal sink, shower cubicle, rear facing uPVC window, radiator.

**Dining room 14'9 x 11'3:** Radiator, rear facing uPVC window.

**Kitchen 12'6 x 11'9:** Range wall and floor units, integrated hob and cooker with extractor over, combi boiler, partially tiled splashbacks. uPVC door and window to rear yard.

**Bedroom 3 12'3 x 14'9:** En suite bathroom with low level WC, pedestal sink, shower cubicle, front facing uPVC window, radiator.

**Bedroom 4 10'3 x 8'6:** Front facing uPVC window, radiator, pedestal sink & shower.

**Bathroom 14'3 x 5'9:** Shower cubicle, low level WC, pedestal sink.

**Bedroom 5 13'9 x 14'9:** En suite bathroom with low level WC, pedestal sink, shower cubicle, rear facing uPVC window, radiator.

**External:** Yard with parking for one car.

**Viewing:** Please telephone 0191 9089691



**Tenure:** See Legal Pack

**Local Authority:** South Tyneside Metropolitan Borough Council

**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

**Energy Performance Certificate (EPC):** Current Rating D

### Additional Fees

**Buyer's Premium:** £750 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.





## Residential

19

### 5 Logan Street, Langley Park, Durham, County Durham DH7 9YN

**\*GUIDE PRICE:**

**£37,000+ (plus fees)**

#### 3 Bedroom Terraced House

**\*Perfect Investment Opportunity\*** Three bedroom terrace in need of modernisation, the property is part double glazed with gas central heating.

#### Description:

**Lounge 14'1 x 10'8:** Wooden external entrance door, uPVC window to the front aspect, feature gas fire & fireplace, radiator, open access to kitchen/diner.

**Kitchen/Diner 13'11 x 12'1:** uPVC window, a range of wall & base units, access to utility room.

**Utility Room 11'9 x 6'7:** uPVC window to side aspect, bench top, plumbed for washing machine, stairs to first floor, access to bathroom, wooden door to rear.

**Bathroom 6'10 x 6'7:** uPVC window to side aspect, white three piece suite, walk-in shower cubicle, low level WC & vanity basin, part tiled, radiator.

**Bedroom 1 13'11 x 10'10:** uPVC window to rear, double bedroom, storage cupboard, radiator.

**Bedroom 2 10'10 x 7'11:** uPVC window to front, wash basin, radiator.

**Bedroom 3 7'10 x 5'11:** uPVC window to front, radiator.

**External:** There is a low maintenance front garden & an enclosed rear yard with gated rear access.

**Viewing:** Please telephone 0191 9089691

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Sweeney Miller Solicitors, Mowbray Road, Sunderland, SR2 7EA. Tel: 0191 5682050. Ref: Lisa Bailey.

**Energy Performance Certificate (EPC):** Current Rating E

#### 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](#)

# Next Auction Date

# 11th December 2018

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**AUCTION  
HOUSE**  
NORTH EAST



## 67 Grassington Road, Middlesbrough, Cleveland TS4 3DD

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



### IDEAL BUY TO LET OR OWNER OCCUPIER PURCHASE IN WALKING DISTANCE OF HOSPITAL.

Three bedroom semi-detached property on a corner plot offering an ideal location. The accommodation in brief comprises, entrance hall, lounge, dining room and kitchen, landing, three first floor bedrooms and family bathroom. The property benefits from Upvc double glazing throughout and gas central heating sourced from the combi-boiler. Externally this property has larger than average garden to the front and side whilst the rear garden boast brick outbuildings offering potential for something special. Location is perfect for this family home due to its closeness to the main Hospital and the public transport links on the doorstep offering travel into the Middlesbrough Town Centre and surrounding areas. Priced to achieve maximum interest, we recommend registering your details for one of our open viewings.

#### Description:

**Ground Floor:** Entrance Hall

Kitchen

Dining Room

Lounge

**First Floor:** Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

**Viewing:** Please call Auction House North East on 01642 931060 for viewing schedule.



**Tenure:** See Legal Pack

**Local Authority:** Middlesbrough Council

**Solicitors:** Freers Askew Bunting, 56-62 Borough Road, Middlesbrough, TS1 2JH. Tel: 01642 773518. Ref: Clare Nicholl.

**Energy Performance Certificate (EPC):** Current Rating D

#### 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.

## Residential

31 Longnewton Street, Seaham, County Durham  
SR7 7NQ

\*GUIDE PRICE:

**£37,000+** (plus fees)**2 Bedroom Mid Terrace House**

This two bedroom house is an excellent investment opportunity and comprises of two reception rooms, kitchen, bathroom & two double bedrooms to the first floor. The property benefits from double glazed windows, gas central heating throughout. Situated close to Seaham Town Centre which has a range of shops, supermarkets and local amenities, schools.

**Description:****Reception Room 1 13'8 x 12'3:** Front facing uPVC window, radiator.**Reception Room 2 15'3 x 13'9:** Cupboard, gas fire, rear facing uPVC, radiator.**Kitchen 10'3 x 6'9:** Range of modern wall and floor units, fully tiled, integrated gas hob and electric cooker/grill, stainless steel sink and drainer. Door to rear yard.**Bedroom 1 13' x 16'17:** Front Facing uPVC window, radiator, loft access.**Bedroom 2 14'6 x 9'3:** 2 built in cupboards, radiator, rear facing uPVC window.**Bathroom 8'3 x 6'6:** Low level WC, pedestal sink, bath with shower over, fully tiled, rear facing uPVC window.**Externally:** Rear yard with roller shutter access and parking for one car.**Viewing:** Please telephone 0191 9089691**Tenure:** See Legal Pack**Local Authority:** Durham County Council**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.**Energy Performance Certificate (EPC):** Current Rating E**Additional Fees****Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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\*Description on Auction Information page

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# 1 Moneys Buildings, West Cornforth, Ferryhill, County Durham DL17 9JG

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



## DON'T BE LETTING THIS ONE GET AWAY FROM YOU.

Large end-terraced property located in Cornforth Village, County Durham. Well presented throughout this is a lot of property for the guide price with accommodation comprising in brief, entrance hall, lounge, dining room and kitchen to the ground floor, two bedrooms and bathroom to the first floor and a good sized loft room on the second floor. Externally to this property is a large rear and side enclosed south facing garden. Upvc double glazing and central heating system throughout, this property is ideal for a buy to let investor, first time buyer or owner occupier and is sure to appeal to many purchasers. Due to this properties great location, condition and guide price we anticipate a high level of interest so please make sure you don't miss out and register yourself for one of our open viewings.

### Description:

**Ground Floor:** Entrance Hall  
Lounge – 3.40m x 4.90m (into recess)  
Dining Room – 3.20m x 2.60m  
Kitchen

**First Floor:** Bedroom One – 3.60m x 4.20m

Bedroom Two – 3.20m x 3.00m

Bathroom

**Second Floor:** Loft Room – 4.60m x 1.90m

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Bond Dickinson, St Anns Wharf, 112 Quayside, Newcastle upon Tyne, NE1 3DX. Tel: 0844 984 1500. Ref: Susan Robinson.

### 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.





**Tenure:** See Legal Pack

**Local Authority:** Northumberland County Council

**Solicitors:** Walker Morris, Kings Court, 12 Kings Street, Leeds, LS1 2HL. Tel: 0113 283 2509.

**Energy Performance Certificate (EPC):** Current Rating F

## Residential

23

### 75 William Street, Blyth, Northumberland NE24 2HR

**\*GUIDE PRICE:**

**£18,000+ (plus fees)**

#### 2 Bedroom Ground Floor Flat

Ideal investment opportunity, this two bedroom ground floor flat requires updating and decorating. Comprises; entrance hall, lounge, bedrooms, kitchen, bathroom and shared rear yard. Walking distance into town centre, where there is an abundance of shops, supermarket, cafes, library and bus station.

#### Description:

**Entrance Hall:** via uPVC door.

**Lounge 13'9 x 11'9:** Electric fire, radiator, rear facing uPVC Window.

**Bedroom 1 13'9 x 9'9:** Radiator, front facing uPVC Window.

**Bedroom 2 8'3 x 7'3:** Radiator, rear facing uPVC window.

**Kitchen 10'6 x 7'3:** Radiator, rear facing uPVC window.

**Bathroom:** Low level WC, pedestal sink, bath.

**External:** Shared rear yard.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691

#### Additional Fees

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

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

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

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**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: Oliver Taman.

**Energy Performance Certificate (EPC):** Current Rating D

## Residential

23a

### 12 Ascot Street, Peterlee, County Durham SR8 3RU

**\*GUIDE PRICE:**

**£15,000+ (plus fees)**

#### 3 Bedroom Mid Terraced House

This 3 bedroom mid terraced house is in need of renovation. Vestibule into lounge, kitchen, first floor bedrooms and bathroom. Double glazed through out, gas central heating, combi boiler, external rear yard.

#### Description:

**Lounge 17 x 12'3:** Front aspect, double glazed window, radiator.

**Kitchen 13'6 x 12:** Range of floor and wall units, rear aspect window, radiator, combi boiler, two storage cupboards, door to rear yard.

**Bedroom 1 12'3 x 9'3:** Front aspect, radiator, double glazed window,

**Bedroom 2 13'3 x 10:** Rear aspect, radiator, double glazed window.

**Bedroom 3 8'9 x 7'3:** Front aspect, radiator, double glazed window.

**Bathroom 8 x 6'9:** Rear aspect, low level WC, hand basin and bath, radiator,

**External:** Rear yard.

**Viewing:** Please telephone 0191 9089691

#### Additional Fees

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

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

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# 1 Gladstone Street, Eston, Middlesbrough, Cleveland TS6 9LG

\*GUIDE PRICE: **£46,000+** (plus fees)



## PERFECT DEVELOPMENT OPPORTUNITY THAT SHOULD NOT BE OVERLOOKED. HUGE POTENTIAL FOR THE RIGHT BUYER.

Currently this three bedroom end-terrace property has shop frontage but the possibilities are endless subject to the correct planning. The largest building on the block and with large cold storage out buildings this property must be viewed to appreciate its size and options. As the property sits, the accommodation in brief comprises, entrance hall, shop front, lounge and kitchen to the ground floor with three bedrooms and bathroom located on the first floor. Externally are large outhouses offering more potential. Location for this property is great and on the doorstep of the local amenities. The property currently has two electric meters meaning that a split to convert in two flats would be eased with the relevant planning consent. You have to see this to be able to appreciate what's on offer, so make sure you register your details and enquire about one of our open viewings quickly.

### Description:

**Ground Floor:** Entrance Hall

Shop Front

Lounge

Kitchen

**First Floor:** Bedroom One

Bedroom Two

Bedroom Three

Bathroom

**External:** Cold Storage Outbuilding

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.



**Tenure:** See Legal Pack

**Local Authority:** Redcar and Cleveland Borough Council

**Solicitors:** Appleby Hope & Matthews, 35 High Street, Normanby, Middlesbrough, TS6 0LE. Tel: 01642 440444. Ref: Norman Turvey.

**Energy Performance Certificate (EPC):** Current Rating F

### 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.





## Residential Investments

25

### 62 Broomside Lane, Carrville, Durham, County Durham DH1 2QT

**\*GUIDE PRICE:**

**£49,000+ (plus fees)**

#### 2 Bedroom End Terrace

2 Bedroom End Terrace. Ideal investment opportunity, entrance into lounge, kitchen, first floor 2 bedrooms and bathroom. Property benefits from double glazing and central heating. Close to shops, Medical center, School and Golf course. Just off the A1 for easy access to Durham and Newcastle

#### Description:

##### Entrance into Lounge:

**Lounge:** 15'6 x 14'9 gas fire, double glazed window, radiator front aspect.

**Kitchen:** 15'9 x 9'3, range of floor and wall units, inbuilt cooker and hob. Inset sink and drainer, double glazed window, radiator, door to rear.

**Bedroom 1:** 12'6 x 12, double glazed window to front aspect, radiator.

**Bedroom 2:** 11'9 x 10'1 double glazed window to rear aspect, radiator.

**Bathroom:** 8'3 x 5'6 3 piece suite, pedestal sink, WC, shower over bath, radiator, double glazed window.

**External:** Access to rear lane.

**Viewing:** Please telephone 0191 9089691

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

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

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

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## Land

26

### Land on Darlington Lane, Stockton-on-Tees, Cleveland TS21 1AB

**\*GUIDE PRICE:**

**£20,000+ (plus fees)**

#### LAND FOR SALE IN SOUGHT AFTER HARTBURN AREA

Located on Darlington Road adjacent to a detached property known as Netherleigh and situated at the South Western corner of Hartburn Village, Stockton on Tees. Approx 1500 square metres of vacant grass and mixed vegetation land in a prime location and with good access to the A66. No current planning permission in place on the land but huge potential with the correct planning for residential dwelling in a great catchment area for schools and local amenities. With an incredible guide price this is sure to be a popular so please make sure you register your interest quickly.

**Tenure:** See Legal Pack

**Local Authority:** Stockton-on-Tees Borough Council

**Solicitors:** Coles Solicitors, 54 Station Road, Redcar, TS10 1AG. Tel: 01642 482424.

#### 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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## Residential

### 90 Percy Street South, Blyth, Northumberland NE24 3DE

**\*GUIDE PRICE:**

**£38,000+** (plus fees)

#### 2 Bedroom Upper Flat

This two bedroom upper flat comprises; entrance to stairs, lounge/diner, bedrooms, kitchen, bathroom, bathroom.

#### Description:

**Entrance:** Stairs to first floor.

**Lounge/Diner 21'3 x 15'6:** Rear aspect, gas fire, ladder to loft space.

**Bedroom 1 13 x 10:** Front aspect, radiator.

**Bedroom 2 12 '8 x 10:** Front aspect, radiator.

**Kitchen 16'3 x 7'9:** Range of modern wall and floor units, stainless steel sink & drainer, radiator, rear aspect.

**Bathroom:** Bath with shower over, low level WC, pedestal sink, radiator, extractor, no window.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691

**Tenure:** See Legal Pack

**Local Authority:** Northumberland County Council

**Solicitors:** Shoosmiths, The Lakes, Bedford Road, Northampton, NN4 7SH. Tel: 03700 863000. Ref: .

**Energy Performance Certificate (EPC):** Current Rating E

#### Additional Fees

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

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

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## Residential

### Flat 4, 9 Bagdale, Whitby, North Yorkshire YO21 1QL

**\*GUIDE PRICE:**

**£95,000+** (plus fees)

#### PERFECT PENTHOUSE APARTMENT ALLOWING HOLIDAY LETS IN WHITBY

Two bedroom penthouse apartment in a prime location of Whitby just a 2 minute walk from the bus station, train station and promenade. Well presented and holding lots of opportunity, this properties accommodation in brief comprises communal hallway, private staircase, landing, two bedrooms, lounge, kitchen and bathroom. This property needs little to nothing doing to it and would make a superb investment for the right buyer. Fully self contained with gas central heating and own electricity meter this is sure to be a popular lot. If you are interested in this rare opportunity please contact us to register your interest and take advantage of visiting one of our open viewings.

**Ground Floor:** Communal Hallway **Third Floor:** Landing, Lounge Kitchen, Bedroom One, Bedroom Two, Bathroom

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

#### 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.

**Tenure:** See Legal Pack

**Local Authority:** Scarborough Borough Council

**Solicitors:** Mewies Solicitors, Clifford House, Keighley Road, Skipton, BD23 2NB. Tel: 01756 799000.

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## Commercial

### Union Bar, 7-9 Front Street, Consett, County Durham DH8 5AF

**\*GUIDE PRICE:**

**£90,000+ (plus fees)**

#### Bar & Nightclub

A rare opportunity to acquire a vacant property close to this busy town centre, recently operated as a bar & nightclub, offers an excellent opportunity for re-employment in the same use or potential for redevelopment of the substantial building subject to securing all the necessary consents.

#### Description:

Lobby, cellar 19'8 x 9'3

Store room 10 x 4'3

Lounge area 52'6 x 19'8

Club Lounge 28'3 x 14'4

Main Bar 52'6 x 21'2

Dance Floor 21'8 x 25'4

Ladies & Gents WC facilities

Rear Lobby/Fire Escape

Cellar Store Room 6'8 x 10

Mezzanine Storage Area 15'4 x 6'9

**Viewing:** Please telephone 0191 9089691



**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Moore Blatch, Gateway House, Tollgate,, Chandler's Ford, Eastleigh, Hampshire, SO53 3TG. Tel: 02382025015.

**Energy Performance Certificate (EPC):** Current Rating C

#### Additional Fees

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

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

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# 11th December 2018

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**AUCTION  
HOUSE**  
NORTH EAST

## 10/10a Harraton Terrace, Birtley, County Durham DH3 2QG

\*GUIDE PRICE: £100,000 - £110,000 (plus fees)

**Ground Floor Takeaway and First Floor Flat**

Substantial takeaway with A3 licence on Birtley high street. Fully renovated retail unit and first floor flat. Both currently vacant. Retail unit comprises; seating area, cooking & service area, preparation/storage room, staff WC. First floor flat; lounge, kitchen, bedroom and bathroom. Both properties have gas central heating and double glazing.

**Description:**

**Takeaway:** Restaurant area 16'9 x 16'3 electric shuttered glass fronted with seating for 20 customers and disabled access toilet. Cooking & service area with service counter 15'6 x 13'3. Food Storage and Preparation area 21'9 x 11'3. Rear Preparation area 12'0 x 11'6 dual sinks, work tops and cupboards, combi gas boiler and radiator, rear UPVC door with electric shutter, staff toilet.

**First Floor Flat:** uPVC door to stairs

lounge 11'3 x 10'9 front aspect uPVC window, gas fire, radiator.

Kitchen 11'3 x 6'0 range of wall and floor units, integrated stainless steel sink and drainer, integrated hob and cooker with hood, breakfast counter, front aspect uPVC window.

Bedroom 14'6 x 9'0 gas combi boiler, cupboard, rear facing uPVC window, radiator.

Bathroom 7'6 x 4'9 Low level WC, pedestal sink, bath with shower over, heated towel rail, fully tiled, rear aspect uPVC window.

**Viewing:** Please telephone 0191 9089691

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** PG Legal, Valley House, Kingsway South, Team Valley, Gateshead, NE11 0JW. Tel: 0191 4661080. Ref: Tanya Barker.

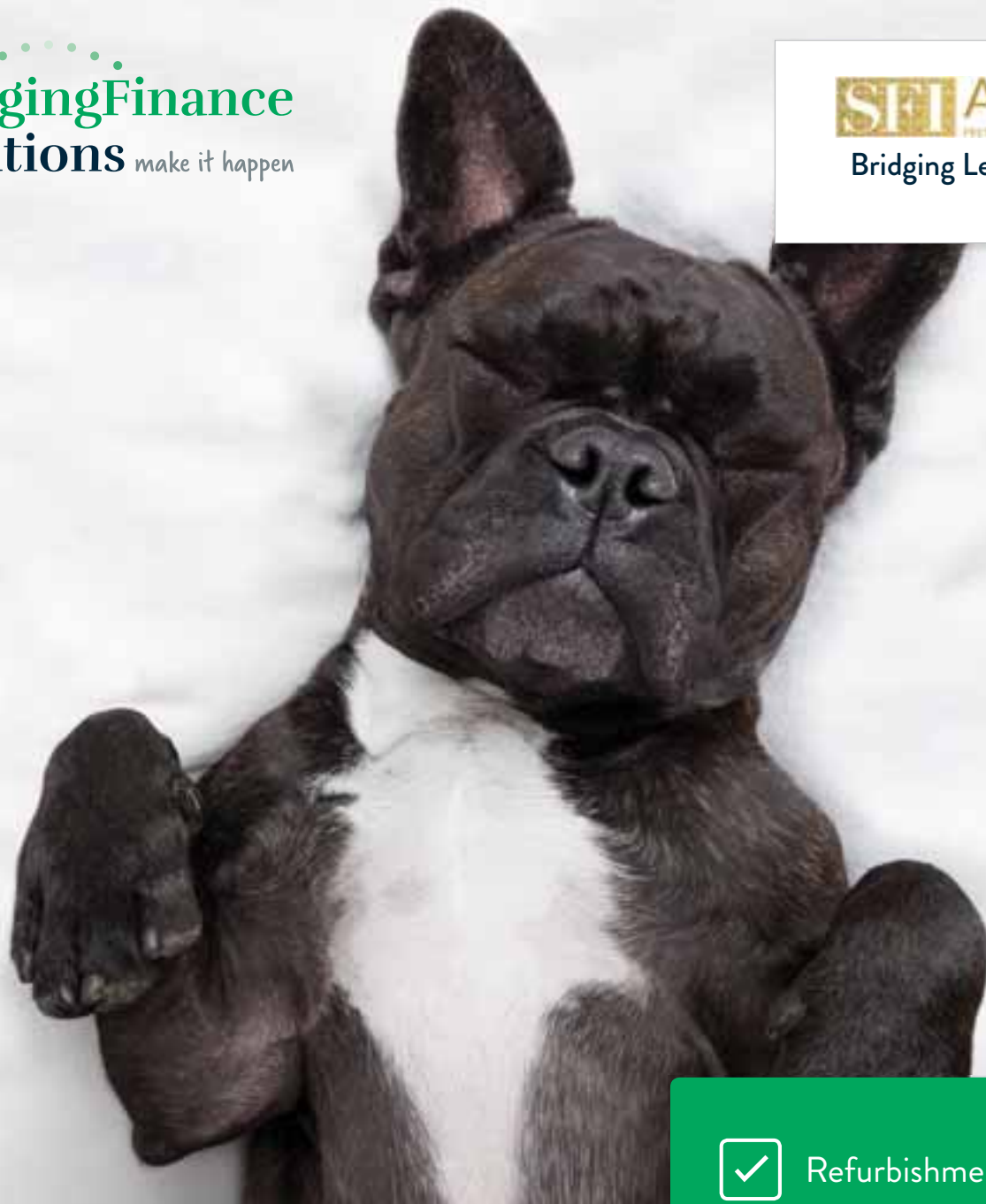
**Energy Performance Certificate (EPC):** Current Rating C

**Additional Fees**

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

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





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# Have you got a property to sell?

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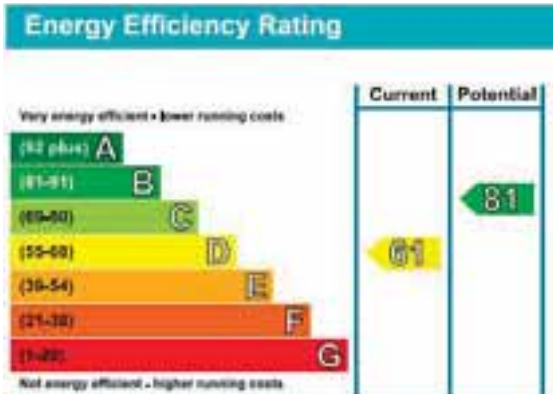


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**AUCTION  
HOUSE**



**Tenure:** See Legal Pack  
**Local Authority:** Northumberland County Council  
**Solicitors:** Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: Oliver Taman.  
**Energy Performance Certificate (EPC):** Current Rating D

## Residential

### 112 Katherine Street, Ashington, Northumberland NE63 9DW

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

#### 2 Bedroom Mid Terraced House

This 2 bedroom terrace house has new PVC double glazing and gas central heating. Comprises; entrance hall, lounge, kitchen, bathroom and WC, two bedrooms on the first floor. Rear yard with access for off street parking and front garden. Located a short walk to the town centre for shops, supermarket, school, park and health centre nearby.

#### Description:

##### Entrance Hall:

**Lounge:** Front aspect, double glazed window, radiator.

**Kitchen:** Rear aspect, double glazed window, radiator, range of floor & wall units, door to rear yard.

**Bathroom:** Side aspect, white three piece suite, bathroom, WC and hand basin.

**Bedroom 1:** Front aspect, radiator, double glazed window.

**Bedroom 2:** Rear aspect, radiator, double glazed window.

**External:** Front garden, rear yard with access for off street parking.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691

#### Additional Fees

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

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

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\*Description on Auction Information page



## Residential

### 25 Londonderry Street, Seaham, County Durham SR7 7NB

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

#### One Bedroom Semi Detached Bungalow

Modern one bedroom bungalow will suit a first time buyer. Comprises; entrance hall, lounge, dining room, kitchen, bedroom, bathroom and enclosed rear yard. Situated a short walk from Seaham Harbour, with local shops, school and golf course close by. Viewing is essential.

#### Description:

##### Entrance Hall:

**Lounge 14'2 x 12:** Open plan to dining room, front aspect, radiator, feature fireplace.

**Dining Room 14'7 x 10'5:** With feature gas fire, rear aspect window, radiator, door to kitchen.

**Bedroom 14'7 x 6'9:** Rear aspect, radiator.

**Kitchen 10 x 5'7:** Modern kitchen with range of floor and wall units, free standing oven and hob, plumbed for washer, window to rear yard.

**Rear Lobby:** Storage cupboard.

**Bathroom 7 x 5'5:** Modern white suite comprises; bath with overhead electric shower, WC, wash basin.

**External:** Enclosed rear yard with gates for rear access.

**Viewing:** Please telephone 0191 9089691

#### 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.

**Tenure:** See Legal Pack  
**Local Authority:** Durham County Council  
**Solicitors:** Mortons Solicitors, 41 Church Street, Seaham, SR7 7EJ. Tel: 0191 511 8222. Ref: Katrina Taylor.  
**Energy Performance Certificate (EPC):** Current Rating TBC

auctionhousenortheast.co.uk

\*Description on Auction Information page



# The Conservative Club, Main Street, Haltwhistle, NE49 0BW

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



## Large Commercial property with 3 Bedroom Flat

This large commercial property is in the heart of Haltwhistle and includes a 3 bedroom flat above. The property requires some refurbishment and briefly comprises; front hall, bar area, snug room, lounge room, inner hall leading to ladies & gentleman's WC's, concert room, beer cellar, first floor committee room, kitchen. Spacious 3 bedroom flat and car park at the rear. Viewing is essential.

### Description:

**Ground Floor:** Entrance Hall, main front doors and hallway.

Front bar L-shaped 31'1 x 14'10 x 18'1 bar area with cellar, seating areas, three windows, fire exit and stage area.

Snug Room 16'10 x 16'4 Seating areas, window, gas fire, door to concert room.

Lounge L-shaped 33'8 x 15'4 x 27'8 Bar area, seating areas, fire exit, two windows, cupboard. Inner Hall with cleaning cupboard, large store room.

Ladies WC  
Gents WC

Concert Room 41'5 x 29'11 Bar area, seating

**Tenure:** See Legal Pack

**Local Authority:** Northumberland County Council

**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

areas, dance floor, three windows, door to rear hall.

Rear Hall Exit door to rear, entrance and stairs to first floor flat.

Ladies WC.

**First Floor:** Committee Room 21'9 x 16'5, two windows.

Kitchen 10'4 x 9'9, fitted base units, window.

Flat - Landing window, cupboard, emergency exit.

Lounge 16'4 x 14'4 Window, gas fire, cupboard.

Kitchen 16'5 x 8 fitted base units, window, plumbing.

Bedroom 1 17'3 x 16 Window.

Bedroom 2 12'2 x 10 Window, radiator.

Bedroom 3 15'4 x 11'10 two windows, radiator.

Bathroom 9'2 x 7'8 Paneled bath, wash basin, window, radiator, part tiled.

Separate WC, window.

**External:** Private rear car park.

**Viewing:** Please telephone 0191 9089691



### 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.



**Tenure:** See Legal Pack

**Local Authority:** Sunderland City Council

**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

**Energy Performance Certificate (EPC):** Current Rating E

## Residential

34

### 9 Bodlewell House, High Street East, Sunderland, Tyne and Wear SR1 2AS

**\*GUIDE PRICE:**

**£35,000 - £45,000 (plus fees)**

#### Three Bedroom Flat

This three bedroom flat comprises of lounge, kitchen, bathroom and two bedrooms. Property requires some basic updating. The property benefits from double glazed windows, gas central heating throughout. Situated within Sunderland city centre close to all amenities and Metro/Bus routes.

#### Description:

**Entrance Hall:** uPVC door to hall with radiator

**Lounge 12 x 11'3:** Front facing uPVC window, Combi boiler, Radiator, cupboard.

**Kitchen 11'6 x 7'3:** Recently modernised with a range of wall and floor units, integrated hob and cooker with hood, rear facing uPVC window.

**Bathroom 8' x 4'9:** Low level WC, Bath with shower attachment.

**Bedroom 1 11'9 x 10'6:** Front facing uPVC window, radiator.

**Bedroom 2 11'3 x 10'6:** Front facing uPVC window, radiator.

**Bedroom 3 10'6 x 7'6:** Rear facing uPVC, radiator.

**Viewing:** Please telephone 0191 9089691

#### Additional Fees

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

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

[auctionhousenortheast.co.uk](http://auctionhousenortheast.co.uk)

\*Description on Auction Information page



## Residential

35

### 41 Lynn Street, Blyth, Northumberland NE24 2JT

**\*GUIDE PRICE:**

**£22,000+ (plus fees)**

#### Two Bedroom Ground floor flat

This corner-sited ground floor flat offers deceptively spacious accommodation, and comes with gas central heating, two bedrooms and replacement modern UPVC double glazed windows and doors and is available for sale with immediate vacant possession. It will ideally suit the first time purchaser or investor.

#### Description:

**Entrance Hall:** uPVC front door.

**Living Room 14'6 x 12'9:** Gas fire with decorative surround, radiator.

**Kitchen 8'9 x 6'6:** Range of modern wall and floor units, built in electric oven and hob, splash backs and integrated stainless steel sink and drainer.

**Bedroom 1 12'3 x 10'8:** uPVC window to front aspect, radiator.

**Bedroom 2 10'6 x 8'1:** uPVC window to side aspect, radiator.

**Bathroom:** Low level WC, pedestal sink, bath with shower over, uPVC window to rear aspect, radiator.

**External:** Rear yard.

**Viewing:** Please telephone 0191 9089691

#### 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.

**Tenure:** See Legal Pack

**Local Authority:** Northumberland County Council

**Solicitors:** Yarwood & Stubble Solicitors, 15 Stanley Street, Blyth, NE24 2BT. Tel: 01670 361211. Ref: Geoff Bird.

**Energy Performance Certificate (EPC):** Current Rating TBC

[auctionhousenortheast.co.uk](http://auctionhousenortheast.co.uk)

\*Description on Auction Information page

## 108 Westgate, Guisborough, Cleveland TS14 6AP

\*GUIDE PRICE: **£42,000+** (plus fees)

**PERFECT LOCATION, HUGE POTENTIAL AND ALL FOR AN UNBELIEVABLE GUIDE PRICE.**

One for all you buy to let investors is this two bedroom mid-terraced property perfectly located for the historical market place of Guisborough. The accommodation in brief comprises, entrance hall, lounge and kitchen to the ground floor with one bedroom and bathroom on the first floor and then the added bonus of the second floor with loft room. Upvc double glazing throughout and gas central heating provided through combi-boiler. Externally to the property is a larger than average rear yard and on street parking to the front. This property would make the perfect buy to let or alternatively set somebody up nicely with a little work for a first time buyer or owner occupier. Due to this properties location and superb pricing we anticipate a great deal of interest on this so please make sure you contact us today to arrange attending one of the open viewings.

**Description:****Ground Floor:** Entrance Hall

Lounge – 3.00m x 2.70m

Kitchen (under stairs cupboard) – 3.70m x 1.90m

**First Floor:** Bedroom – 3.70m x 2.90m

Bathroom

**Second Floor:** Loft Room – 3.70m x 3.40m**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.**Tenure:** See Legal Pack**Local Authority:** Redcar and Cleveland Borough Council**Solicitors:** Rathbone Trust Legal Services, 8 Finsbury Circus, London, EC2M 7AZ. Tel: 0207 399 0447.**Energy Performance Certificate (EPC):** Current Rating C**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.





## Plots/Building Land

37

### Site Of Former Wardles Bridge Inn, Holmside Lane, County Durham, Edmondsley, County Durham DH7 6EX

**\*GUIDE PRICE:**

**£360,000+ (plus fees)**

**Residential Development Site with Planning for 10 Three Bedroom Houses in a Courtyard Development**

THIS LOT WILL INITIALLY BE OFFERED AT AUCTION BY AUCTION HOUSE NORTH WEST ON 16TH OCTOBER AT BOLTON WANDERS STADIUM. IF NOT SOLD WILL BE SUBSEQUENTLY OFFERED AT RAMSIDE HALL ON 30TH OCTOBER. The property is the site and grounds of the now demolished Wardles Bridge Public House situated in the village of Holmside, approximately 3km east of Burnhope, midway between Chester le Street some 5 km to the north east and Lanchester approximately 5km to the south west. The site extends to approximately 1.34 acres and benefits from planning consent (ref 14/2012/0062/83957) from Durham County Council for the erection of 10 new three bedroom houses in a Courtyard Development. The typical layout of these houses are as follows: Ground floor: entrance hall, lounge, kitchen, w.c./cloak (4 houses include utility room and 1 includes a basement garden room). To the first floor there are three bedrooms and family bathroom (5 of the houses include en-suites)

**Viewing:** Please telephone 0191 9089691

**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Moore Blatch, Gateway House, Tollgate,, Chandler's Ford, Eastleigh, Hampshire, SO53 3TG. Tel: 02382025015.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### Additional Fees

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

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

[auctionhousenortheast.co.uk](http://auctionhousenortheast.co.uk)

[\\*Description on Auction Information page](#)



## Residential

38

### 319 Alexandra Road, Ashington, Northumberland NE63 9PX

**\*GUIDE PRICE:**

**£32,000+ (plus fees)**

#### 2 Bedroom Upper Flat

This spacious two bedroom upper flat comprises of private entrance to stairs, lounge, breakfast kitchen, bathroom two bedrooms. Requiring some cosmetic works and updating. The property benefits double glazed windows and gas central heating. Situated within Ashington which has a range of shops and local amenities, school and college.

#### Description:

##### Entrance to stairs:

**Lounge 14'6 x 12'9:** Decorative fire surround, radiator, front facing uPVC window.

**Kitchen 10'6 x 7'9:** Range of wall and floor units, integrated sink and drainer, radiator.

**Bedroom 1 13'6 x 10'9:** Radiator, rear facing uPVC window.

**Bedroom 2 12' x 9'9:** Radiator, rear facing uPVC window.

**Bathroom:** Low level WC, pedestal sink, bath with electric shower over.

**External:** Shared lawns front and rear.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691



**Tenure:** See Legal Pack

**Local Authority:** Northumberland County Council

**Solicitors:** Eversheds - LBG, 1 Callaghan Square, Cardiff, CF10 5BT. Tel: 02920 477 242.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

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

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

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

[auctionhousenortheast.co.uk](http://auctionhousenortheast.co.uk)

[\\*Description on Auction Information page](#)



**Tenure:** See Legal Pack

**Local Authority:** Newcastle upon Tyne City Council

**Solicitors:** Shoosmiths, The Lakes, Bedford Road, Northampton, NN4 7SH. Tel: 03700 863000. Ref: .

**Energy Performance Certificate (EPC):** Current Rating C

## Residential

39

### Apartment 509 The Bar, St James Gates, Newcastle, Tyne and Wear NE1 4BA

**\*GUIDE PRICE:**

**£91,000+** (plus fees)

#### Two Bedroom Apartment

This modern two bedroom apartment is ideal for the investor. Comprises; secured entry system, lift/stairs to apartment, entrance hall, open plan lounge/kitchen, bathroom and bedrooms. Located in central Newcastle, with shops, pubs, restaurants on the doorstep.

#### Description:

**Secured Entrance:** Lobby with mailboxes, lift

**Entrance Hall:** Storage cupboard.

**Lounge 18 x 11'6":** Open plan lounge with balcony, electric heater.

**Kitchen 15'6 x 8'1":** Range of wall and floor units, integrated washer, fridge freezer and dishwasher. Stainless steel sink and drainer.

**Bedroom 1 10'9 x 10'1":** En suite bathroom, low level WC, pedestal sink and shower, electric heater.

**Bedroom 2 12' x 9'9":** Electric heater.

**Bathroom 8' x 6'3":** White 3 piece suite; low level WC, pedestal sink, bath, fully tiled walls.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691

#### Additional Fees

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

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

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

[auctionhousenortheast.co.uk](http://auctionhousenortheast.co.uk)

\*Description on Auction Information page



**Tenure:** See Legal Pack

**Local Authority:** Newcastle upon Tyne City Council

**Solicitors:** Shoosmiths, The Lakes, Bedford Road, Northampton, NN4 7SH. Tel: 03700 863000. Ref: .

**Energy Performance Certificate (EPC):** Current Rating C

## Residential

40

### Apartment 1014, The Bar, St James Gates, Newcastle, Tyne and Wear NE1 4BB

**\*GUIDE PRICE:**

**£69,000+** (plus fees)

#### Two Bedroom Apartment

This modern two bedroom apartment is ideal for the investor. Comprises; secured entry system, lift/stairs to apartment, entrance hall, open plan lounge/kitchen, bathroom and bedrooms. Located in central Newcastle, with shops, pubs, restaurants on the doorstep. Station is 5 minutes walk.

#### Description:

**Secured Communal Entrance:** Lobby with mailboxes, lift

**Entrance Hall:** Storage cupboard.

**Lounge/Kitchen 24'9 x 9':** Open plan lounge with balcony, electric heater. Range of wall and floor units, integrated washer, fridge freezer and dishwasher. Stainless steel sink and drainer.

**Bedroom 1 15'6 x 10 with ensuite:** En suite bathroom with low level WC, pedestal sink and shower, electric heater.

**Bedroom 2 13'3 x 6'6":** Electric heater.

**Bathroom 9'3 x 7'6":** White 3 piece suite; low level WC, pedestal sink, bath, fully tiled walls.

**Please Note:** This property carries a 14 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

**Viewing:** Please telephone 0191 9089691

#### Additional Fees

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

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

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

[auctionhousenortheast.co.uk](http://auctionhousenortheast.co.uk)

\*Description on Auction Information page

## 5 Mossdale Grove, Guisborough, Cleveland TS14 8JB

**\*GUIDE PRICE: £125,000+ (plus fees)**



### POPULAR RESIDENTIAL LOCATION

This three bedroom detached family home, ideally located within Pine Hills, Guisborough, is waiting for new owners to come along and put their own stamp upon it. The property comprises, in brief, entrance hall, cloakroom / W.C, lounge, dining room, kitchen and conservatory to the ground floor with three bedrooms, recently fitted shower room and W.C to the first floor. Externally to the front is a lawn and concrete imprinted driveway leading to attached garage. The good sized rear garden is the perfect compliment to this family home featuring lawn, mature shrubs to border and two garden sheds. Subject to the relevant planning consent, the plot size and design of this home allows for future extension. Pine Hills is a desirable location within Guisborough and within walking distance of local primary schools, shops and public house.

### Description:

**Ground Floor:** Entrance hall

Cloakroom W.C

Lounge 5.25m x 3.03m (min)

Dining Room 4.35m (max) x 2.82m

Kitchen 3.25m x 3.15m (to 2.54m)

Conservatory 2.39m x 1.83m

**First Floor:** Bedroom 3.24m x 3.03m (to wardrobe)

Bedroom 3.70m x 2.60m

Bedroom 2.91m x 2.15m

Shower Room

Separate W.C

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

**Tenure:** See Legal Pack

**Local Authority:** Redcar and Cleveland Borough Council

**Solicitors:** Freers Askew Bunting, 56-62 Borough Road, Middlesbrough, TS1 2JH. Tel: 01642 773518. Ref: Clare Nicholl.

**Energy Performance Certificate (EPC):** Current Rating E



### Additional Fees

**Buyer's Premium:** 1% plus VAT of the purchase price 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.



# CUMBRIA AUCTION RESULTS

**Wednesday 5th September 2018 12.00 noon**

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	7 Hawksley Terrace, Workington, Cumbria	£30,000+	SOLD FOR £56,000
2	38 St Helens Street, Cockermouth, Cumbria	£55,000+	AVAILABLE
3	23 Main Road, High Harrington, Workington, Cumbria	£35,000 - £45,000	SOLD FOR £45,000
4	17 Ribton Moorside, Hensingham, Whitehaven, Cumbria	£30,000+	SOLD FOR £48,000
5	64 & 65 Arlecdon Road, Arlecdon, Frizington, Cumbria	£45,000 - £55,000	SOLD FOR £61,000
6	7 Selina Terrace, Maryport, Cumbria	£25,000+	SOLD FOR £35,000
7	17 South Row, Kells, Whitehaven, Cumbria	£35,000+	SOLD AFTER
8	10 Charlotte Terrace, Carlisle, Cumbria	£45,000+	SOLD FOR £45,000
9	17 Jericho Road, Whitehaven, Cumbria	£35,000+	SOLD AFTER
10	94 Senhouse Street, Maryport, Cumbria	£60,000+	SOLD FOR £60,000
11	52 Orton Road, Carlisle, Cumbria	£55,000+	WITHDRAWN
12	12 Argyll Drive, Harraby, Carlisle, Cumbria	£50,000+	SOLD AFTER
13	Building Plots, Farlam, Brampton, Cumbria	£175,000+	AVAILABLE
14	3 Willowbank, Carlisle, Cumbria	£35,000 - £45,000	SOLD FOR £46,000
15	Laygarth, Dent Road, Thornhill, Egremont, Cumbria	£105,000+	SOLD AFTER
16	43c Kirkby Street, Maryport, Cumbria	£25,000+	SOLD FOR £22,500
17	170 Corporation Road, Workington, Cumbria	£35,000 - £45,000	AVAILABLE
18	Golden Lion Inn, Lime Road, Harrington, Workington, Cumbria	£75,000+	AVAILABLE
19	Garage 4, Hugh Little Garth, Off Manor Road, Upperby, Carlisle, Cumbria	£4,000+	SOLD FOR £13,500
20	69 Senhouse Street, Maryport, Cumbria	£35,000 - £45,000	SOLD PRIOR
21	239 Warwick Road, Carlisle, Cumbria	£95,000+	SOLD FOR £105,000
22	1 East Croft Terrace, Lowca, Whitehaven, Cumbria	£45,000 - £55,000	AVAILABLE
23	43 Clay Street, Workington, Cumbria	£35,000+	SOLD FOR £39,000
24	185 Moss Bay Road, Workington, Cumbria	£35,000 - £45,000	SOLD FOR £45,000
25	19 Clay Street, Workington, Cumbria	£35,000+	SOLD FOR £39,000
26	4 Marsh Terrace, Maryport, Cumbria	£30,000+	SOLD FOR £40,000
27	13 Warwick Place, Workington, Cumbria	£35,000 - £45,000	SOLD FOR £47,000
28	32 Eaglesfield Street, Maryport, Cumbria	£30,000+	SOLD FOR £56,000
29	All Saints Rooms, Church Went, Kirkgate, Cockermouth, Cumbria	£85,000+	POSTPONED
30	Hillcrest, Aikton, Wigton, Cumbria	£95,000+	SOLD FOR £133,000
31	Sycamore House, Heads Nook, Brampton, Cumbria	£75,000+	SOLD FOR £101,000
32	Breakers, Sea Mill Lane, St. Bees, Cumbria	£60,000+	SOLD FOR £85,000

**Thursday 6th September 2018 6.30pm**

Coronation Hall, County Square, Ulverston LA12 7LZ

LOT	ADDRESS	*GUIDE PRICE	RESULTS
33	4 Vernon Street, Barrow in Furness, Cumbria	£25,000+	SOLD FOR £37,500
34	26 Telford Street, Barrow in Furness, Cumbria	£32,000+	SOLD FOR £37,000
35	117 Ramsden Street, Barrow in Furness, Cumbria	REDUCED £25,000+	SOLD FOR £41,000
36	26 Cobden Street, Dalton in Furness, Cumbria	£45,000+	SOLD FOR £58,000
37	66a Stramongate, Kendal, Cumbria	£65,000+	AVAILABLE
38	33 Glasgow Street, Barrow-In-Furness, Cumbria	£35,000 - £45,000	SOLD FOR £40,000
39	124 Salthouse Road, Barrow-In-Furness, Cumbria	£35,000 - £45,000	SOLD FOR £37,000
40	30 Blackhall Croft, Blackhall Road, Kendal, Cumbria	REDUCED £60,000+	SOLD FOR £57,000
41	3 Amphitrite Street, Walney, Barrow-In-Furness, Cumbria	£110,000+	SOLD PRIOR
42	Rock Cottage, Brough, Kirkby Stephen, Cumbria	£75,000+	AVAILABLE
42a	16D Egerton Court, Barrow-In-Furness, Cumbria	£10,000+	SOLD FOR £9,500
43	Flat 3 Ashness, Kents Bank Road, Grange over Sands, Cumbria	£55,000+	SOLD FOR £59,000
44	The Byre, Croft Street, Kirkby Stephen, Cumbria	£185,000+	AVAILABLE
45	31 Ferry Road, Barrow in Furness, Cumbria	£25,000+	SOLD FOR £24,750
46	73 Plymouth Street, Walney, Barrow-In-Furness, Cumbria	REDUCED £90,000+	AVAILABLE
47	Highfield Cottage, 25 Highfield Road, Grange over Sands, Cumbria	£200,000 - £250,000	WITHDRAWN
48	54 Stramongate, Kendal, Cumbria	£145,000+	AVAILABLE
49	80 & 82 Main Street, Flookburgh, Grange over Sands, Cumbria	£99,000+	SOLD FOR £145,000

\*Description on Auction Information page

# NORTH EAST AUCTION RESULTS

**Tuesday 11th September 2018 7.00pm**

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	49 Dene Avenue, Peterlee, County Durham	£11,500+	SOLD FOR £24,000
2	19a Hewitts Buildings, Guisborough, Cleveland	£65,000+	WITHDRAWN
2a	14 Brooklyn Street, Murton, Seaham, County Durham	£17,000+	SOLD FOR £15,500
2b	16 Brooklyn Street, Murton, Seaham, County Durham	£19,000+	SOLD FOR £15,500
3	35 Gloucester Terrace, Haswell, Durham, County Durham	£35,000+	SOLD FOR £32,000
3a	135 Station Road, Seaham, County Durham	£28,000+	SOLD FOR £30,000
4	82 Essex Street, Middlesbrough, Cleveland	£36,000+	SOLD FOR £41,000
5	5 George Street, Langley Park, Durham, County Durham	£38,000+	SOLD FOR £42,000
6	50a Cockpit Hill, Brompton, Northallerton, North Yorkshire	£50,000+	SOLD AFTER
7	25 Slingsby Gardens, Cochrane Park, Newcastle, Tyne and Wear	£155,000+	SOLD AFTER
8	13 Commercial Street, Ferryhill, County Durham	£22,500+	SOLD FOR £19,000
9	Dekorat, Flint Hill Bank, Ewehurst Crescent, Dipton, Stanley, County Durham	£149,000+	POSTPONED
9a	14 Dene Avenue, Easington, County Durham	£29,000+	AVAILABLE
10	2 Rodwell Street, Trimdon Station, Hartlepool, Cleveland	£35,000+	SOLD FOR £32,500
10a	36 Aysgarth Road, Darlington	£42,000+	SOLD AFTER
11	66 Stanhope Road, South Shields, Tyne and Wear	£65,000+	AVAILABLE
12	21 Mitford Close, Ormesby, Middlesbrough, Cleveland	SOLD PRIOR	SOLD PRIOR
13	86 Gray Road, Hendon, Sunderland, Tyne and Wear	£39,000+	SOLD FOR £39,000
14	16 Lewis Road, Linthorpe, Middlesbrough, Cleveland	£50,000+	SOLD FOR £68,500
15	69 Stephenson Road, Heaton, Newcastle, Tyne and Wear	£85,000 - £95,000	AVAILABLE
16	2 Osborne Street, Shildon, County Durham	£40,000+	WITHDRAWN
17	80 Westerkirk, Cramlington, Northumberland	£39,000+	SOLD AFTER
18	24a, 24c, 25a & 25c High Street, Ferryhill, County Durham	£50,000+	SOLD FOR £45,000
19	88c High Street, Felling, Gateshead, Tyne and Wear	£49,000+	AVAILABLE
20	17 Wareham Way, Sunnyside, Crook, County Durham	£35,000+	WITHDRAWN
20a	5 Tower Street, Flat 10 Tower Chambers, Hartlepool, Cleveland	£15,000+	SOLD AFTER
21	24 Etherstone Avenue, Heaton, Newcastle upon Tyne, Tyne and Wear	£120,000+	SOLD FOR £135,500
22	55 Stokesley Crescent, Billingham, Cleveland	£75,000+	SOLD PRIOR
23	18 Duddon Close, Peterlee, County Durham	£37,000+	SOLD FOR £35,000
24	92 Parliament Road, Middlesbrough, Cleveland	£68,000+	SOLD FOR £68,000
25	434 Plessey Road, Blyth, Northumberland	£18,500+	SOLD FOR £21,000
25a	59 Richmond Road, South Shields, Tyne and Wear	£30,000+	SOLD FOR £36,000
26	38 Norwich Gardens, Willington, Crook, County Durham	£40,000+	AVAILABLE
27	2 Lynn Street, Blyth, Northumberland	£33,000+	SOLD FOR £37,000
28	27 Salters Avenue, Darlington, County Durham	£120,000 - £130,000	SOLD PRIOR
29	15 Stakesby Close, Guisborough, Cleveland	£50,000+	SOLD PRIOR
30	2 Grove Street, Stockton-on-Tees, Cleveland	£20,000+	SOLD FOR £25,000
31	18 Durham Road, Chilton, Ferryhill, County Durham	£15,000+	SOLD FOR £41,000

**\*Description on Auction Information page**

# 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.



# 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, 23-25 Castle Street, Carlisle CA3 8SY or 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

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

### A2 OUR ROLE

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

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

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

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

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

### A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

### A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on

information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

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

A4.3 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

### A5 THE CONTRACT

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

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable).

A5.3 You must before leaving the auction:

- (a) provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us);
- (b) sign the completed sale memorandum; and
- (c) pay the deposit.

A5.4 If you do not we may either:

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

A5.5 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



# COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- (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.
- 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

# COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- 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.
- G18. LANDLORD AND TENANT ACT 1987**
- G18.1** This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2** The **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. SALE BY PRACTITIONER**
- G19.1** This condition G19 applies where the sale is by a practitioner either as **seller** or as agent of the **seller**.
- G19.2** The practitioner has been duly appointed and is empowered to sell the lot.
- G19.3** Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the **seller's** obligations. The transfer is to include a declaration excluding that personal liability.
- G19.4** The lot is sold:
- (a) in its condition at completion;
  - (b) for such title as the **seller** may have; and
  - (c) with no title guarantee;
- and the **buyer** has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.
- G19.5** Where relevant:
- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
  - (b) the **seller** may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6** The **buyer** understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.
- G20. TUPE**
- G20.1** If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the **seller** to this effect.
- G20.2** If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on completion (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before completion.
  - (b) The **buyer** confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
  - (c) The **buyer** and the **seller** acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on completion.
  - (d) The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after completion.
- G21. ENVIRONMENTAL**
- G21.1** This condition G21 only applies where the special conditions so provide.
- G21.2** The **seller** has made available such reports as the **seller** has as to the environmental condition of the lot and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the price takes into account the environmental condition of the lot.
- G21.3** The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the lot.
- G22. SERVICE CHARGE**
- G22.1** This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
- G22.2** No apportionment is to be made at completion in respect of service charges.
- G22.3** Within two months after completion the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on completion showing:
- (a) service charge expenditure attributable to each tenancy;
  - (b) payments on account of service charge received from each tenant;
  - (c) any amounts due from a tenant that have not been received;
  - (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.
- G22.4** In respect of each tenancy, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
  - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
- G22.5** In respect of service charge expenditure that is not attributable to any tenancy the **seller** must pay the expenditure incurred in respect of the period before actual completion date and the **buyer** must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the **seller** providing the service charge account to the **buyer**.
- G22.6** If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the **seller** must pay it (including any interest earned on it) to the **buyer** on completion; and
  - (b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the tenancies and to indemnify the **seller** if it does not do so.
- G23. RENT REVIEWS**
- G23.1** This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.
- G23.2** The **seller** may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.
- G23.3** Following completion the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.
- G23.4** The **seller** must promptly:
- (a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - (b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.
- G23.5** The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6** When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and
- interest recovered from the tenant that relates to the **seller's** period of ownership within five business days of receipt of cleared funds.
- G23.7** If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.
- G23.8** The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. TENANCY RENEWALS**
- G24.1** This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2** Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3** If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five business days and act as the **buyer** reasonably directs in relation to it.
- G24.4** Following completion the **buyer** must:
- (a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
  - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5** The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25. WARRANTIES**
- G25.1** Available warranties are listed in the special conditions.
- G25.2** Where a warranty is assignable the **seller** must:
- (a) on completion assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
  - (b) apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3** If a warranty is not assignable the **seller** must after completion:
- (a) hold the warranty on trust for the **buyer**; and
  - (b) at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.
- G26. NO ASSIGNMENT**
- The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this contract.
- G27. REGISTRATION AT THE LAND REGISTRY**
- G27.1** This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
  - (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
  - (c) provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2** This condition G27.2 applies where the lot comprises part of a registered title. The **buyer** must at its own expense and as soon as practicable:
- (a) apply for registration of the transfer;
  - (b) provide the **seller** with an official copy and title plan for the **buyer's** new title; and
  - (c) join in any representations the **seller** may properly make to Land Registry relating to the application.
- G28. NOTICES AND OTHER COMMUNICATIONS**
- G28.1** All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2** A communication may be relied on if:
- (a) delivered by hand; or
  - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.
- G28.3** A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
  - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.
- G28.4** A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.
- G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**
- No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

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