

**AUCTION
HOUSE
CUMBRIA**

**AUCTION
HOUSE
NORTH EAST**

**AUCTION
HOUSE
COMMERCIAL**

**February
2019**



AUCTION VENUES

NORTH CUMBRIA **Thursday 21st February** **2019 12.00 noon**

Carlisle Racecourse
Durdar Road
Carlisle
CA2 4TS



SOUTH CUMBRIA **Thursday 21st February** **2019 6.30pm**

Coronation Hall
County Square
Ulverston
LA12 7LZ



NORTH EAST **Tuesday 26th February** **2019 7.00pm**

Ramside Hall Hotel
Carrville
Durham
DH1 1TD



auctionhousecumbria.co.uk
auctionhousenortheast.co.uk



MESSAGE FROM THE AUCTIONEER

THE UK'S NO. 1 RESIDENTIAL AUCTIONEER

THE UK'S LARGEST COMMERCIAL & MIXED USE AUCTIONEER OUTSIDE LONDON



Auction House Outperforms The Market in 2018

Last year, Auction House sold 3,680 Lots from almost 5,000 Lots offered, representing a success rate of 74%. In Cumbria the results were even stronger with an 84% success rate throughout the year with a total sale value of £22 million but, more importantly, reflecting the increased demand for properties in the North.

This reinforces our view that despite all the doom and gloom being talked about Brexit, the signs for the property market, in the north, are positive. Depending where you are in the country both the financial and property experts are forecasting significantly different impacts. Rightmove are predicting property prices to drop in the London area, this coming year, by up to 2%. Conversely they expect asking prices in the north will increase between 2-4% so now must be the time to buy!

As usual we have a wide range of properties on offer from a mixture of vacant, tenanted and project properties, land, commercial investments, churches and care homes, there's something for everyone.

A special thanks must go to all our vendors and buyers who continue to support us. To the vendors, hopefully, we have exceeded your expectations and to the buyers, hopefully, we've been able to provide you with some great opportunities!

We already have a number of properties entered into our 21st of April auction so watch out for them being made available, on our website, over the next few days. If you have a property to sell call us for your FREE auction appraisal

Good luck with your bidding!

Colin West
Auctioneer

NEXT AUCTION DATES 2019

17th April (Cumbria) • 23rd April (North East) • 6th June (Cumbria) • 11th June (North East)

AUCTION INFORMATION



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

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

BIDDER REGISTRATION FORM



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

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

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

Email: ☐ Post: ☐ Neither: ☐

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

Solicitors Details

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

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

Cheque: ☐ Debit Card: ☐ Bank Payment: ☐

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

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

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

Cumbria
01228 510552

North East (Newcastle)
0191 908 9691

North East (Middlesbrough)
01642 931060



INTRODUCING ESTATE AGENTS

A selection of our loyal Joint Agents from across both regions

			
			
			
			
			
Eden Estate Agents 			
			
			
			
			
			
			
			
			
			
			
			

Cumbria

01228 510552

cumbria@auctionhouse.co.uk

North East

0191 908 9691

northeast@auctionhouse.co.uk

Tees Valley

01642 931060

teesvalley@auctionhouse.co.uk

ORDER OF SALE

Thursday 21st February 2019 12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	200 Richardson Street, Carlisle, Cumbria	£50,000+	Residential
2	28 Station Road, Aspatria, Cumbria	£35,000+	Residential
3	2 Vulcans Lane, Workington, Cumbria	£5,000+	Commercial
3a	37 Esk Street, Longtown, Carlisle, Cumbria	£15,000+	Residential
4	23 Mary Street, Longtown, Carlisle, Cumbria	£35,000 - £45,000	Residential
5	Criffel House, Crosby, Maryport, Cumbria	£65,000+	Residential
6	25 Willowbank, Carlisle, Cumbria	£35,000 - £45,000	Residential
7	Rayvon House, The Square, Allonby, Maryport, Cumbria	£75,000+	Residential
8	1 Lochinvar Close, Longtown, Cumbria	£45,000+	Residential
9	133 Newlands Gardens, Workington, Cumbria	£15,000 - £25,000	Residential
10	4 Gowrie, Baggrow, Aspatria, Cumbria	£50,000 - £60,000	Residential
11	Methodist Church, Off Albert Street, Longtown, Carlisle, Cumbria	£5,000+	Commercial
12	5 Hodgsons Close, Wigton, Cumbria	£40,000 - £50,000	Residential
13	24 Challoner Street, Cockermouth, Cumbria	£60,000+	Residential
14	1 Lorton Street, Cockermouth, Cumbria	£185,000 +	Mixed Use
15	74a Senhouse Street, Maryport, Cumbria	£20,000+	Residential
16	10 Pica Cottages, Pica, Workington, Cumbria	£35,000+	Residential
17	12 Scalebeck Court, Gray Street, Workington, Cumbria	£25,000+	Residential
18	71 Furnace Lane, Maryport, Cumbria	£45,000+	Residential
18a	63 Wigton Road, Carlisle, Cumbria	£20,000+	Commercial
19	Flat 2, 37 High Street, Wigton, Cumbria	£25,000+	Residential
20	Woodhaven, 2 Beckside, Flimby, Maryport, Cumbria	£100,000+	Residential
20a	14 Main Street, Hensingham, Whitehaven, Cumbria	£25,000+	Residential
21	Flat 75 Lister Square, Nelson Street, Maryport, Cumbria	£30,000+	Residential
22	71 Senhouse Street, Maryport, Cumbria	£30,000+	Commercial
23	22 Westmorland Road, Whitehaven, Cumbria	£35,000+	Residential
24	15 Scurgill Terrace, Egremont, Cumbria	£45,000 - £55,000	Residential
25	Building Plot, to the rear of 65-71 Kirkgate, Cockermouth, Cumbria	£70,000+	Plots/Building Land
25a	The Arches, Victoria Road, Penrith, Cumbria	£300,000+	Residential
26	74 High Road, Whitehaven, Cumbria	£30,000+	Residential
27	56 Lawson Street, Aspatria, Cumbria	£25,000+	Residential
27a	359 Pennine Way, Carlisle, Cumbria	£50,000+	Residential
28	5 Chiswick Street, Carlisle, Cumbria	£125,000+	Residential
29	White Corner House, Langwathby, Cumbria	£85,000+	Residential
30	Meadow View, Newton Arlosh, Wigton, Cumbria	£120,000+	Residential

Thursday 21st February 2019 6.30pm

Coronation Hall, County Square, Ulverston LA12 7LZ

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
31	89 Roose Road, Barrow in Furness, Cumbria	£75,000+	Residential
32	34 Hawke Street, Barrow in Furness, Cumbria	£35,000+	Residential
33	11 Lindal Street, Barrow in Furness, Cumbria	£35,000 - £45,000	Residential
34	5 Keith Street, Barrow in Furness, Cumbria	£45,000+	Residential
35	17 Andover Street, Barrow in Furness, Cumbria	£35,000 - £45,000	Residential
36	Flat 2, 52 The Gill, Ulverston, Cumbria	£95,000+	Residential
37	72 Mulberry Way, Barrow In Furness, Cumbria	£85,000+	Residential
38	123 Steel Street, Ulverston, Cumbria	£70,000+	Residential
39	29 Main Road, Windermere, Cumbria	£75,000+	Commercial
40	7 Kents Bank House, Kentsford Road, Grange-Over-Sands, Cumbria	£160,000+	Residential
41	Benson Cottage, Soutergate, Kirkby-In-Furness, Cumbria	£125,000+	Residential
42	11 Canal Street, Ulverston, Cumbria	£75,000+	Residential
43	37 Natland Road, Kendal, Cumbria	£135,000+	Residential
44	109 Elleray Gardens, Windermere, Cumbria	£55,000 - £65,000	Residential
45	Beamsmoor, Garsdale Road, Sedbergh, Cumbria	£250,000+	Redevelopment

***Description on Auction Information page**

ORDER OF SALE

Tuesday 26th February 2019 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	28 Waterloo Court, Washington, Tyne and Wear	£5,000 - £10,000	Residential
2	36 Station Road West, Trimdon Station, County Durham	£20,000+	Residential
3	57 Queen Street, Grange Villa, Chester le Street, County Durham	£20,000 - £30,000	Residential
4	33 Peaton Street, North Ormesby, Middlesbrough, Cleveland	£9,500+	Residential
5	4 Braemar Terrace, Horden, Peterlee, County Durham	£20,000 - £25,000	Residential
6	1 Duncombe Bank, Ferryhill, County Durham	£60,000+	Residential
7	8 Regency Apartments, Citadel East, Killingworth, Tyne and Wear	£60,000+	Residential
8	6 Talbot Street, Stockton-on-Tees, Cleveland	£45,000+	Residential
9	27 Arisaig, Ouston, Chester le Street, County Durham	£90,000+	Residential
10	1 William Street, North Skelton, Saltburn By The Sea, Cleveland	£35,000+	Residential
10a	9/6 55 Degrees North, Newcastle, Tyne and Wear	£80,000+	Residential
11	The Conservative Club, Main Street, Haltwhistle, Northumberland	£75,000+	Mixed Use
12	9 Roxby Avenue, Guisborough, Cleveland	£62,000+	Residential
13	83 Main Street, Lowick, Berwick-Upon-Tweed, Northumberland	£185,000+	Residential
14	47 Keswick Street, Hartlepool, Cleveland	£23,000+	Residential
15	42-45 Nile Street, Sunderland, Tyne and Wear	£265,000+	Residential
16	26 Diamond Street, Shildon, County Durham	£95,000+	Residential
17	17 Broomhill, Stanley, County Durham	£40,000+	Residential
18	3 Tindale, Guisborough, Cleveland	£125,000+	Residential
19	47 Barnston, Ashington, Northumberland	£60,000+	Residential
19a	5 Kirkwood, Burradon, Cramlington, Northumberland	£60,000+	Residential
20	Hogg House Farm, Stainmore Road, Barnard Castle, County Durham	£150,000+	Residential
21	30 Springhill Walk, Morpeth, Northumberland	£50,000+	Residential
22	4 Cromwell Road, South Bank, Middlesbrough, Cleveland	£30,000+	Mixed Use
23	11 Vincent Street, Easington Colliery, County Durham	£15,000 - £25,000	Residential
24	17 Thirlmere Close, West Auckland, County Durham	£75,000+	Residential
25	306 Pandongate House, City Road, Newcastle, Tyne and Wear	£80,000+	Residential
26	35 Jubilee Street, Middlesbrough, Cleveland	£25,000+	Residential
27	22 St Andrews Square, Lowland Road, Brandon, County Durham	£50,000+	Residential
28	368 Haughton Road, Darlington, County Durham	£80,000+	Residential
29	10-11 Martin Terrace, Sunderland, Tyne and Wear	£155,000+	Commercial
30	22 Bethune Road, Middlesbrough, Cleveland	£47,000+	Residential
31	30 Holly Crescent, Durham, County Durham	£39,000+	Residential
32	20 Belmangate, Guisborough, Cleveland	£40,000+	Residential
33	The Needles, Quarry Links, Newbiggin by the Sea, Northumberland	£425,000+	Residential
34	69 Roman Road, Linthorpe, Middlesbrough, Cleveland	£75,000 - £85,000	Residential

***Description on Auction Information page**

North Cumbria: Lots 1 – 30

Thursday 21st February 2019
12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

auctionhousecumbria.co.uk

**AUCTION
HOUSE
CUMBRIA**



Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating TBC

Residential

**200 Richardson Street, Carlisle,
Cumbria CA2 6AN**

***GUIDE PRICE:**

£50,000+ (plus fees)

3 bedroomed terraced house just off Dalston Road

A three bedroomed house situated just off Dalston Road opposite Carlisle cemetery. The property is in need of general modernisation but offers tremendous potential and has a good sized rear garden.

Description:

Hall;

Sitting Room – 13'3 x 12';

Kitchen – 12'9 x 9' with units;

Shower Room with basin and WC.

First Floor: Landing;

Rear Bedroom – 18' x 9';

Front Bedroom – 12' x 8'3;

Front Bedroom – 8'6 x 5'9 + recess.

Outside: Forecourt. Good length rear garden with lawn and borders.

Viewing: Please telephone 01228 510552

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

28 Station Road, Aspatria, Cumbria CA7 2AL

***GUIDE PRICE:**

£35,000+ (plus fees)

Development property – three storey terrace with rear garden

A spacious, three storey terraced property with first floor bathroom, rear garden and parking. Originally believed to have been a pair of "back to back" houses, which explains its unusual split level layout, the property is in need of a thorough programme of modernisation.

Description:

Front Sitting Room – : with open fireplace;

Dining Kitchen – 14'9 x 13'3: with open fireplace with back boiler.

First Floor Landing:

Front Bedroom – 13'6 x 12':

Rear Bedroom – 13'3 x 11'9:

Bathroom – 14'9 x 13'3: with bath, basin and WC;

Attic Room – 14'6 x 13'3: with velux rooflight;

Outside: The property owns the lane and access to the rear garden area with parking – see title plan.

Viewing: Please telephone 01228 510552

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: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)

3

Commercial

2 Vulcans Lane, Workington, Cumbria CA14 2NX

***GUIDE PRICE:**

£5,000+ (plus fees)

Vacant, end of terrace, shop property

A vacant, two storey, end of terrace shop unit situated near Harrington Road within easy reach of the town centre and all amenities. The property is suitable for a variety of uses subject to the necessary planning consents.

Description:

Ground Floor: Shop – 11'3 x 7'6 average

First Floor: Room – 11'9 x 7'9 average with WC partitioned off.

Tenure: Long leasehold tenure – 999 years from 1882

Viewing: Please telephone 01228 510552



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack
Local Authority: Carlisle City Council
Energy Performance Certificate (EPC): Current Rating G



Residential

37 Esk Street, Longtown, Carlisle, Cumbria CA6 5PU

***GUIDE PRICE:**

£15,000+ (plus fees)

Unusual terraced property in need of full modernisation

A one bedroomed terraced property situated near the town centre and all amenities. The property has an unusual layout with flying freehold above and is in need of a thorough programme of modernisation. It does however offer tremendous potential and comprises:- vestibule, living room, dining room, kitchen, lobby and bathroom downstairs plus one bedroom upstairs.

Description:

Vestibule:

Living Room - 15'9 x 12'6 max: with stairs off;

Dining Room - 12'6 x 8' max:

Kitchen - 12'6 x 9'3 max: with walk in pantry;

Lobby: Bathroom : with bath, basin and WC;

First Floor Bedroom - 9'6 x 8'3 max:

Viewing: Please telephone 01228 510552

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

Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



Properties for Improvement



Mixed Use Properties



Tenanted Properties



Commercial Investments



Residential Investments



Unique Properties



Development Propositions



Amenity Land and Other Property



Building Land

Cumbria
01228 510552
cumbria@auctionhouse.co.uk

North East
0191 908 9691
northeast@auctionhouse.co.uk

Tees Valley
01642 931060
teesvalley@auctionhouse.co.uk



Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating F

Residential

4

23 Mary Street, Longtown, Carlisle, Cumbria CA6 5UF

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Single storey, 2 bed, end terrace cottage with garden

A two bedroomed, end of terrace, single storey cottage with rear garden situated in Longtown some 7 miles north of Carlisle near the Scottish border. The property is in need of general modernisation but offers tremendous potential with sitting room, inner hall, kitchen, two bedrooms, bathroom and rear garden.

Description:

Sitting Room - 13'9 x 11'6:

Inner Hall: with outer door;

Kitchen - 10'3 x 7'6:

Front Bedroom - 14' x 12'6:

Rear Bedroom - 10'6 x 10':

Bathroom - 7' x 5': with bath, basin and WC.

Outside: Rear yard area with garden behind.

Viewing: Please telephone 01228 510552

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating G

Residential

5

Criffel House, Crosby, Maryport, Cumbria CA15 6TA

***GUIDE PRICE:**

£65,000+ (plus fees)

Detached house

A three bedroomed detached house situated in this pleasant village a couple of miles from Maryport and within easy reach of the Lake District National Park and the Solway coast. The property is in need of a thorough programme of modernisation but offers tremendous potential.

Description:

Ground Floor: Hall; Sitting Room - 13'9 x 11'9;

Living Room - 14'3 x 11'9; **Kitchen** - 10'9 x 10'9;

Walk in Pantry - 10'9 x 4'; **Porch** with outer door.

First Floor: Landing; **Front Bedroom** - 13'9 x 12';

Front Bedroom - 14' x 11'9; **Rear Bedroom** - 11'3 x 9'6;

Bathroom - 7'9 x 5'9 with bath, basin and WC.

Outside: Forecourt. Overgrown rear garden with open fields behind.

Viewing: Please telephone 01228 510552

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack
Local Authority: Carlisle City Council
Energy Performance Certificate (EPC): Current Rating D



Residential

25 Willowbank, Carlisle, Cumbria CA2 5RY

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Investment property - modern, spacious, second floor flat

A spacious, modern, second floor, purpose built flat conveniently situated near the Castle, Cumberland Infirmary and the City centre. The flat has an entry phone system, electric heating, secure, covered parking and over 100 years remaining on the lease. It is a good investment property capable of producing a potential yield of 12.5% at the middle of the guide price.

Description:

Entrance Hall:

L shaped Lounge/dining room/kitchen - 23' x 20'3 max: with fitted kitchen area and folding doors into one bedroom;

Bedroom 1 - 16' x 9': Bedroom 2 - 12'9 x 9':

Bathroom : with shower over bath, basin and WC.

Outside : Secure, covered parking in large communal garage.

Tenure : Long leasehold tenure - 125 years from 2001.

Viewing: Please telephone 01228 510552

Additional Fees

Buyer's Premium: £2200 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](#)



Tenure: See Legal Pack
Energy Performance Certificate (EPC): Current Rating D D E



Residential

Rayvon House, The Square, Allonby, Maryport, Cumbria CA15 6QA

***GUIDE PRICE:**

£75,000+ (plus fees)

Investment property - 3 self-contained 1 bedroomed flats

A three storey end of terrace property situated in the heart of this popular village on the Solway coast with easy access to the Lake District National Park and the Scottish borders. The property comprises three self contained flats which are capable of producing an excellent rental income.

Description:

Ground Floor - Flat 1 : With its own front entrance into Hall;

Sitting Room - 13' x 12'9 max; Kitchen - 10'6 x 6';

Bedroom - 13' x 8'3; Bathroom - 10'6 x 5'3 with bath, basin and WC.

First Floor - Flat 2: Entrance from the side door

Sitting Room - 13' x 12'9; Kitchen - 10'6 x 9'6;

Bedroom - 13' x 8'6 max; Bathroom - 10'9 x 5'3 with bath, basin and WC.

Second Floor - Flat 3 : Entrance from the side door

Sitting Room - 13' x 12'9; Kitchen - 11' x 9'3;

Bedroom - 13' x 9'; Bathroom - 11' x 6'3 with bath, basin and WC.

Attic: Useful Attic Room.

Outside: Small inner yard area.

Viewing: Please telephone 01228 510552.

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack
Local Authority: Carlisle City Council
Energy Performance Certificate (EPC): Current Rating F

8

Residential

1 Lochinvar Close, Longtown, Cumbria CA6 5XU

***GUIDE PRICE:**

£45,000+ (plus fees)

3 bedroomed end link house with extended garden

A three bedroomed end link house with oil central heating, uPVC double glazing and extended garden situated within easy reach of all amenities in Longtown some 7 miles north of Carlisle near the Scottish border. A good investment property ready to occupy or let.

Description:

Ground Floor: Entrance Hall with walk in cupboard;
Sitting Room - 12'6 x 11'6; **Dining Room** - 11' x 9'3
Kitchen - 11' x 9'6 with range of units

First Floor: Landing;

Bathroom - 6'6 x 6' with bath, basin and WC;
Front Bedroom - 9'6 x 7'9; **Rear Bedroom** - 11'9 x 11'3;
Rear Bedroom - 11'6 x 9'9.

Outside: Forecourt. Rear garden with gravelled area, timber decking and additional lawned area at rear.

Viewing: Please telephone 01228 510552

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



Tenure: See Legal Pack
Local Authority: Allerdale Borough Council
Energy Performance Certificate (EPC): Current Rating D

9

Residential

133 Newlands Gardens, Workington, Cumbria CA14 3PE

***GUIDE PRICE:**

£15,000 - £25,000 (plus fees)

Self contained first floor flat with uPVC double glazing and gas central heating

The property lies within this residential area to the south of Workington town centre yet close to all local amenities. There is a good range of local shopping facilities available nearby whilst the centre of Workington. Until recently the property was let at £350 per calendar month (£4,200 per annum) providing an ideal opportunity for an investment purchaser or indeed first time buyer.

Description:

Entrance Hall:

Bedroom: Reception Room:

Kitchen: Bathroom:

Lease: Held on a lease for a term of 125 years from 1990 at a ground rent of £10 per annum. It is understood that the service charge for this flat is £169.09 per annum.

Viewing: Please telephone 01228 510552

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



Tenure: See Legal Pack
Local Authority: Allerdale Borough Council
Energy Performance Certificate (EPC): Current Rating D

10

Residential

4 Gowrie, Baggrow, Aspatria, Cumbria CA7 3QA

***GUIDE PRICE:**

£50,000 - £60,000 (plus fees)

Attractive Sandstone Country Cottage

Located in this rural location whilst within easy reach of the Solway Coast and Lake District National Park. The cottage is now offered in dated condition but offers tremendous potential for modernisation and upgrading. The village of Baggrow lies on the B5299 between the A595 to the south and the A596 to the north and is located north of the Lake District National Park and to the east of the Solway Coast.

Description:

Reception Room 13' x 11'9":

Kitchen/Breakfast Room 10' x 13':

First floor:

Bedroom One 12'9 x 11'9: **Bedroom Two** 10' x 7'6":

Bathroom: 7' x 5'; with bath, basin and WC

Attic Room: accessed via loft ladder

Outside: Rear garden/yard, parking area with store, communal yard

Viewing: Please telephone 01228 510552

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



Tenure: See Legal Pack
Local Authority: Carlisle City Council
Energy Performance Certificate (EPC): Current Rating N/A

11

Commercial

Methodist Church, Off Albert Street, Longtown, Carlisle, CA6 5SF

***GUIDE PRICE:**

£5,000+ (plus fees)

Former methodist church in need of structural repair

A former Methodist church, in need of structural repair, situated just off Albert Street near the town centre and within a conservation area. The property extends overall to over 2,000 sq ft and is reached via a narrow access next to No. 4, Albert Street. Purchasers should make their own enquiries regarding the structure however it appears that when the original slate roof was replaced with concrete tiles that this caused distortion of the roof structure and coping stones have slipped and moved. The scaffolding has boarded parapets to act as a crash deck.

Description:

Main Church Room - 41' x 33'9":

Rear Meeting Room - 23' x 23': with WC's off;

Kitchen - 12'6 x 7'3: **Side Hall:**

Meeting Room - 16'3 x 10'3: **Office** - 10'3 x 8'9":

Viewing: Please telephone 01228 510552

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



Tenure: See Legal Pack
Local Authority: Allerdale Borough Council
Energy Performance Certificate (EPC): Current Rating D

12

Residential

5 Hodgsons Close, Wigton, Cumbria CA7 9ET

***GUIDE PRICE:**

£40,000 - £50,000 (plus fees)

Well appointed 2 bed maisonette with garage

A well appointed two bed maisonette with combi gas central heating, uPVC double glazing and garage conveniently situated in the town centre with easy access to all amenities.

Description:

Hall: with access from external steps at first floor level;

Sitting Room - 14'3 x 13't: with coal effect gas fire;

Kitchen - 9'6 x 8': fitted with range of units, oven and hob;

First Floor Landing:

Bedroom 1 - 13' x 9'3:

Bedroom 2 - 9'9 x 8':

Bathroom - 9'9 x 4'9: with bath, basin and WC;

Outside: Garage - 16'6 x 8' with up and over door - the centre garage in a block of seven.

Long Leasehold Tenure: 999 years from 1981

Viewing: Please telephone 01228 510552

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](#)



Tenure: See Legal Pack
Local Authority: Allerdale Borough Council
Energy Performance Certificate (EPC): Current Rating D

13

Residential

24 Challoner Street, Cockermouth, Cumbria CA13 9QS

***GUIDE PRICE:**

£60,000+ (plus fees)

Fully modernised town house ready to occupy or let

A charming, fully modernised town house most conveniently situated in the heart of this sought after town on the fringe of the Lake District National Park. It is ready to occupy or let and has many appealing features.

Description:

Ground Floor: Sitting Room - 11'9 x 11'3;

Inner hall; Living Room - 12' x 11';

Kitchen - 16'6 x 5'9 with range of units;

Shower Room - 5'9 x 4'9 with shower, basin and WC.

First Floor: Landing;

Bedroom 1 - 11'9 x 11'6; Bedroom 2 - 12'6 x 8'6.

Second Floor: Attic Room - 14'3 x 12' max with two skylights

Bathroom - 7'6 x 5'9 with bath with shower over, basin and WC.

Outside: Small yard area.

Viewing: Please telephone 01228 510552

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](#)

1 Lorton Street, Cockermouth, Cumbria CA13 9RH

*GUIDE PRICE: **£185,000 +** (plus fees)



Substantial town centre investment property

A substantial, stone built, investment property occupying a prominent position on the corner of Lorton Street and Station Road in the town centre near Sainsburys and all amenities.

The property comprises 5 furnished residential units (4 of which are let producing an immediate income of £14,940 pa) plus a two storey retail unit with vacant possession suitable for a variety of uses subject to planning.

Description:

Flat 1 – let at £275 per calendar month: Ground Floor

Bedsitting Room – 17'9 x 15'9 overall including kitchen area;
Shower Room with basin and WC.

Flat 2 – let at £290 per calendar month: Ground Floor

Bedsitting Room – 16'3 x 12'6 ;
Kitchen – 10'3 x 7'6 ;
Shower Room 6'6 x 5' with basin and WC.

Flat 3 – let at £380 per calendar month: First Floor

Hall;
Sitting Room – 15'9 x 10'6;
Kitchen – 9'9 x 6'9;
Bedroom – 13'9 x 8'9 + recess;
Shower Room with basin and WC.

Flat 4 – let at £300 per calendar month: Second Floor

Bedsitting Room – 16' x 10'3;
Inner Hall;
Kitchen – 7'9 x 6'6;
Shower Room with basin and WC.

Flat 5 – vacant – to let at £300 per calendar month: Second Floor

Bedsitting Room – 12'9 x 11'6 with walk in Store;
Kitchen – 6'9 x 5';
Shower Room with basin and WC.

Retail Unit with vacant possession:

Ground Floor – approx 25'9 x 22'9 with return frontage;
First Floor – approx 25'9 x 22'9.

Viewing: Please telephone 01228 510552

Joint Agent:



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

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**74a Senhouse Street, Maryport,
Cumbria CA15 6BS*****GUIDE PRICE:****£20,000+ (plus fees)****First floor flat in town centre**

Self contained one bedroom first floor flat in town centre location. Good investment property. Comprises: hall, sitting room, bedroom, kitchen and shower room.

Description:**Living Room 17' x 14':** with bay window**Hall:****Kitchen 14' x 9'6":** with bay window**Bedroom 17' x 10':****Shower Room 9'6 x 7'6":****Long Leasehold:** 999 years from January 2018**Viewing:** Please telephone 01228 510552**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:** Allerdale Borough Council**Energy Performance Certificate (EPC):** Current Rating E
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[*Description on Auction Information page](#)

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Residential

10 Pica Cottages, Pica, Workington, Cumbria CA14 4QA

*GUIDE PRICE:

£35,000+ (plus fees)**Terraced cottage between Whitehaven and Workington**

A two bedroomed terraced house with upstairs bathroom situated in this small village between Whitehaven and Workington with easy access to the Lake District National park and the coast. In need of some modernisation but offering excellent potential.

Description:**Hall:****Sitting Room** - 12'6 X 10'3:**Dining Kitchen** - 13'9 x 8'3:**First Floor Landing:****Front Bedroom** - 10'3 x 9'3:**Rear Bedroom** - 11'9 x 6'9:**Bathroom** - 6'9 x 5'9: with bath, basin and WC.**Outside:** Rear yard.**Please note:** This property carries a 14 day completion**Viewing:** Please telephone 01228 510552**Tenure:** See Legal Pack**Local Authority:** Allerdale Borough Council**Energy Performance Certificate (EPC):** Current Rating E**Additional Fees****Buyer's Premium:** £1050 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

Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



Properties for Improvement



Mixed Use Properties



Tenanted Properties



Commercial Investments



Residential Investments



Unique Properties



Development Propositions



Amenity Land and Other Property



Building Land

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cumbria@auctionhouse.co.uk

North East
0191 908 9691

northeast@auctionhouse.co.uk

Tees Valley
01642 931060

teesvalley@auctionhouse.co.uk



Tenure: See Legal Pack
Local Authority: Allerdale Borough Council
Energy Performance Certificate (EPC): Current Rating D

17

Residential

12 Scalebeck Court, Gray Street, Workington, Cumbria CA14 2NT

***GUIDE PRICE:**

£25,000+ (plus fees)

First floor flat close to the town centre

Two bedroom first floor flat conveniently located within walking distance of the town centre. Good investment property. Comprises: hall, kitchen, living room, 2 bedrooms and bathroom. Phone entry system, parking space and electric heating.

Description:

Hall: with cloaks cupboard

Kitchen 8'3 x 6'6 + recess: with fitted units

Living Room 13'9 x 10':

Bedroom 10'9 x 8':

Bedroom 12' x 9':

Bathroom 8'9 x 5'9: with bath, wash hand basin and WC

Outside: Parking space

Viewing: Please telephone 01228 510552

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](#)



Tenure: See Legal Pack
Local Authority: Allerdale Borough Council
Energy Performance Certificate (EPC): Current Rating E

18

Residential

71 Furnace Lane, Maryport, Cumbria CA15 6DQ

***GUIDE PRICE:**

£45,000++ (plus fees)

Two bedroom mid terraced property in need of modernisation

Two bedroom mid terraced property over four floors in need of modernisation. Situated in the historical harbour town of Maryport with the high street right on your doorstep. Good investment property.

Description:

Entrance Hall:

Lounge 14' x 13'9: with patio doors leading to the rear garden

Rear Hall: with stairs leading to the basement and 1st floor

Basement: Lounge 15'9 x 16'; Kitchen 16' x 13'

Bathroom 13' x 9'9:

First Floor Landing:

Bedroom One 17'9 x 14'6:

Bedroom Two 13'3 x 11'3:

Attic Room 17'3 x 16': with 2 velux windows

Viewing: Please telephone 01228 510552

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](#)

18A

Commercial**63 Wigton Road, Carlisle, Cumbria
CA2 7AY*****GUIDE PRICE:****£20,000+ (plus fees)****Lock up shop unit last used as a fish & chip shop**

A retail property believed to have been last used as a fish and chip shop situated on a main arterial road about 1 mile west of the City centre.

The property is being sold without possession, the auctioneers have not had access and no internal inspections are possible for potential buyers.



Tenure: See Legal Pack

Local Authority: Carlisle City Council

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

Property Types for Auction

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Properties for Improvement



Mixed Use Properties



Tenanted Properties



Commercial Investments



Residential Investments



Unique Properties



Development Propositions



Amenity Land and Other Property



Building Land

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North East

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Tees Valley

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Residential

Flat 2, 37 High Street, Wigton, Cumbria CA7 9NJ

*GUIDE PRICE:

£25,000+ (plus fees)**Investment property - town centre flat - let at £4,200 pa**

A spacious, second floor flat conveniently situated in the Town centre. A good investment property currently let on an Assured Shorthold Tenancy at £350 per month giving a gross yield of 14% at the middle of the guide price.

Description:

Living room /kitchen - 20' x 14'9 max: with laminated wood floor, range of units, oven and hob;

Bathroom - 7'6 x 4': with bath, basin and WC;

Boxroom - 8'6 x 6':

Bedroom - 10'9 x 9':

Bedroom - 10' x 7'9:

Outside: Access via external stairs from gated yard.

Tenure: Long leasehold tenure - 99 years from October 2010.

Viewing: Please telephone 01228 510552

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: Leasehold

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating E

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*GUIDE PRICE: **£100,000+** (plus fees)**Detached cottage with garage and workshop**

Three bedroom detached cottage located within easy reach of Maryport, Cockermouth, Workington and the Lake District National Park. Comprises: sun room, 2 reception rooms, kitchen and utility to the ground floor, three bedrooms, one ensuite and family bathroom to the first floor. Garage, workshop garden and outbuildings.

Description:**Ground Floor:****Sun Room 14'9 x 9'****Dining Room 15' x 18'9****Kitchen 11'9 x 8'5****Utility Room 5'9 x 5'6****Living Room 17'6 x 10'5****First Floor:****Master Bedroom 14' x 10'** with Ensuite, wardrobe and storage area**Bedroom 15'3 x 12'3****Bedroom 8'6 x 8'6****Bathroom 9'6 x 5'6****Outside:****Workshop 18'9 x 46'6****Tenure:** See Legal Pack**Local Authority:** Allerdale Borough Council**Energy Performance Certificate (EPC):** Current Rating E**Garage 16'3 x 17'9****Garden and outbuildings****Viewing:** Please telephone 01228 510552**Joint Agent:****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: Copeland Borough Council
Energy Performance Certificate (EPC): Current Rating F



Residential

**14 Main Street, Hensingham,
Whitehaven, Cumbria CA28 8PY**

***GUIDE PRICE:**

£25,000+ (plus fees)

Terraced house for modernisation

A terraced house in need of a thorough programme of modernisation conveniently situated above the town with easy access to all amenities. The property offers tremendous potential and has two reception rooms, two bedrooms, first floor bathroom and elevated rear garden.

Description:

Entrance Hall: with stairs off;

Front Sitting Room - 12' x 11':

Living Room - 11'9 x 10'6: Kitchen - 8' x 7'3:

First Floor Landing:

Front Bedroom - 14'3 x 12': with two windows;

Rear Bedroom - 10'6 x 8'6:

Bathroom - 7'9 x 7'3: with bath, basin and WC;

Outside: Rear yard with steps up to overgrown, elevated rear garden.

Viewing: Please telephone 01228 510552

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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North East
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northeast@auctionhouse.co.uk

Tees Valley
01642 931060
teesvalley@auctionhouse.co.uk



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

21

Residential

Flat 75 Lister Square, Nelson Street, Maryport, CA15 6BD

***GUIDE PRICE:**

£30,000+ (plus fees)

Spacious, self contained, first floor flat

A spacious, self, contained, first floor flat conveniently situated near the promenade. A good investment property with two bedrooms, fitted kitchen and timber decked rear yard.

Description:

Porch:

Sitting Room - 17'9 x 10'6:

Dining Kitchen - 19' x 9': with range of fitted units, oven hob and french windows to timber decking;

Front Bedroom - 13'3 x 9':

Rear Bedroom - 10'76 x 7':

Bathroom - 7' x 4'6: with bath, basin and WC.

Outside : Timber decked rear yard area.

Long Leasehold Tenure: 125 years from 1986

Viewing: Please telephone 01228 510552

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](#)



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

22

Commercial/Industrial

71 Senhouse Street, Maryport, Cumbria CA15 6BU

***GUIDE PRICE:**

£30,000+ (plus fees)

Three storey, vacant shop property

A three storey, vacant shop property situated on the towns main shopping street.

Description:

Ground Floor: Shop - 39'9 x 13'3 max; WC and basin.

First Floor:

Front Room - 14'6 x 13'3 with oriel window and built in cupboards;

Inner Room - 11'6 x 10' with built in cupboards;

Kitchen - 12'6 x 10'; WC and basin.

Second Floor:

Front Room - 13'6 x 13'3;

Middle Room - 9'6 x 5'9;

Rear Room - 19' x 13'3.

Outside: Rear yard with store.

Viewing: Please telephone 01228 510552

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: Copeland Borough Council
Energy Performance Certificate (EPC): Current Rating TBC

23

Residential

22 Westmorland Road, Whitehaven, Cumbria CA28 8NS

***GUIDE PRICE:**

£35,000+ (plus fees)

Semi detached property in need of updating

Two bedroom semi detached house in popular residential area with front and rear gardens. Double glazing. Good investment property. Comprises: hall, lounge and dining kitchen, two bedrooms and bathroom

Description:

Hall:

Living Room 13'9 x 13'3:

Dining Kitchen 16'6 x 8'3:

Bedroom One 13'3 x 10'8:

Bedroom Two 12'6 x 8':

Bathroom:

Viewing: Please telephone 01228 510552

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack
Local Authority: Copeland Borough Council
Energy Performance Certificate (EPC): Current Rating E

24

Residential

15 Scurgill Terrace, Egremont, Cumbria CA22 2NS

***GUIDE PRICE:**

£45,000 - £55,000 (plus fees)

Terraced house in need of modernisation

A two bedroomed terraced house in need of modernisation in a rural area on the outskirts of Egremont. The present owner has started renovation works including stripping out, roof and new windows but it still requires kitchen, bathroom, heating etc. It offers great potential.

Description:

Ground Floor: Vestibule; Entrance Hall with stairs off;

Sitting Room - 11' x 10'6 + square bay with double doors into:-

Kitchen - 13' x 10'6 to be fitted out;

Utility Room - 9'3 x 8' with outer door.

First Floor: Landing; with stairs up to Attic Room;

Bathroom - 9' x 8' to be fitted out; **Rear Bedroom - 13' x 7'6;**

Front Bedroom - 12'9 x 11' with two windows.

Outside: Forecourt garden and rear yard.

Viewing: Please telephone 01228 510552

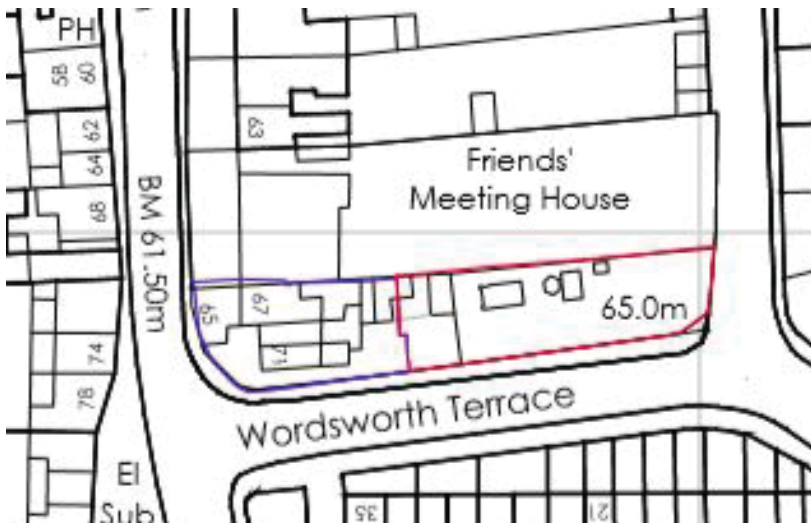
Additional Fees

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](#)



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

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

25

Building Plot

Building Plot, to the rear of 65-71 Kirkgate, Cockermouth, Cumbria CA13 9PH

***GUIDE PRICE:**

£70,000+ (plus fees)

Prime building plot for 3 bed detached dwelling near town centre

A prime building plot in a sought after area near the town centre and all amenities. The site is situated to the rear of 65 - 71, Kirkgate, Cockermouth, CA13 9PH with access onto Wordsworth Terrace.

Allerdale Borough Council have granted full planning permission - Ref 2/2017/0541 - for demolition of garage and other outbuildings and erection of a 3 bed dwelling with garden and parking. See the legal pack for planning details.

Parking: The plan shows parking for 5 cars - 3 of these are for the use of the existing properties.

Planning: Allerdale Borough Council ref 2/2017/0541

Viewing: Any reasonable time at own risk

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](#)



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

EPC: D

26

Residential

74 High Road, Whitehaven, Cumbria CA28 9AG

***GUIDE PRICE:**

£30,000+ (plus fees)

Three bedroomed terraced house with rear garden

A mid terraced house with rear garden enjoying views over the town and in need of general modernisation. The property offers huge potential.

Description:

Porch; Hall;

Sitting Room - 18' x 10'3;

Kitchen - 8'9 x 7'9;

Shower Room - 7'9 x 7' max with basin and WC;

First Floor: Landing;

Front Bedroom - 13'6 x 10'9;

Rear Bedroom - 7'6 x 7'3;

Rear Bedroom - 8'9 x 7'9.

Outside: Forecourt. Rear yard and separate garden plot beyond the rear lane.

Viewing: Please telephone 01228 510552

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](#)

The Arches, Victoria Road, Penrith, Cumbria CA11 8HR

***GUIDE PRICE: £300,000+ (plus fees)**



Substantial detached property

A substantial detached property currently comprising a main house and adjoining former commercial unit, but with scope to convert to one dwelling, split into flats, run as a B&B or have a commercial aspect, subject to any necessary consents. In a most convenient location right in the town centre close to all amenities and with easy access to the Lake District National Park. The main house currently has three receptions, conservatory and four bedrooms. Private garden, parking and garage.

Description:

Main House:

Ground Floor:

Entrance/Reception Room: 12' x 12'

Reception Room: 17'6 x 14'

Reception Room: 14'9 x 12'6

Kitchen: 13'7 x 9'1

Side hall with WC

Conservatory: 22' x 16'9 max

First Floor:

Master Bedroom: 15'3 x 14'6

En suite: with four piece suite

Bedroom: 14'6 x 12'

Bedroom: 12'6 x 8'3

Bedroom: 10' x 9'6

Bathroom: with a four piece suite

Adjoining Property (previously commercial):

Ground Floor:

Hallway

Kitchenette: 13'6 x '6 with WC

Room: 22' x 18'

Room: 18' x 14' with stairs to the first floor

Room: 18' x 9'

First Floor:

Room: 35' x 18'

Room: 18' x 10'

Outside: Double width drive leads to substantial garage and workshop. Private front garden with pond and trees.

Viewing: To view please call 01228 510552



Tenure: See Legal Pack
Local Authority: Eden District Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £2200 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: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating E

Residential

27

56 Lawson Street, Aspatria, Cumbria CA7 3DS

***GUIDE PRICE:**

£25,000+ (plus fees)

Investment property – 2 bedroomed terraced house

A two bedroomed terraced house with attic room and first floor bathroom situated in the town of Aspatria with easy access to Carlisle, West Cumbria, the Solway coast and the Lake District National Park.

Description:

Sitting Room – 11'9 x 10':

Dining Kitchen – 11'3 x 10'6: with range of units;

First Floor Landing:

Front Bedroom – 11'9 x 10':

Rear Bedroom – 8' x 4'9:

Bathroom – 5'6 x 4'9 + recess: with bath, basin and WC;

Attic Room – 11' x 9' : with velux rooflight and limited headroom.

Outside: Rear yard.

Viewing: Please telephone 01228 510552

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating D

Residential

27A

359 Pennine Way, Carlisle, Cumbria CA1 3RU

***GUIDE PRICE:**

£50,000+ (plus fees)

Good buy to let – modernised semi-detached house

A good investment opportunity – a modernised two bed semi-detached house with gas central heating, uPVC double glazing and gardens in a cul-de-sac 2 miles south west of the City centre.

Description:

Entrance Hall:

Through Sitting Room – 18'9 x 11'3:

Kitchen – 11'9 x 7'3: with range of units, oven and hob;

Utility Room – 10' x 8'3: with outer doors to front and rear;

First Floor Landing:

Front Bedroom – 15' x 9':

Rear Bedroom – 9'9 x 9':

Bathroom – 6'3 x 5'6: with bath, basin and WC;

Outside: Front and rear gardens.

Viewing: Please telephone 01228 510552

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](#)

5 Chiswick Street, Carlisle, Cumbria CA1 1HQ

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



Residential investment property – immediate £20,000 pa income

A substantial town house with 5 rooms currently let to students producing a gross annual income of £20,000. The property has gas central heating and is conveniently situated only a few minutes walk from the City centre and all amenities. There is potential for 7 letting rooms (subject to satisfying the necessary permissions) which would produce a potential gross income of in excess of £28,000. Alternatively it could be used as a spacious family home with 2 reception rooms, dining kitchen, bathroom and basement room, with 6 bedrooms, a bathroom and separate W.C. to the first floor. Outside there is a rear yard with garage. The property may require some structural repair – see report in legal pack.

Description:

Ground Floor:

Entrance Hall;

Front Sitting room – 15'3 x 14';

Rear Reception/Bedroom – 14' x 12'9;

Dining Kitchen – 13'3 x 11'9 with range of units, oven and hob;

Bathroom – 11'9 x 5'3 with shower over bath, basin and WC.

First Floor:

Front Bedroom – 10'6 x 7';

Front Bedroom – 14' x 13';

Front Bedroom – 14'6 x 13';

Rear Bedroom – 11'9 x 10'3;

Rear Bedroom – 10'9 x 7'6;

Bathroom – 8'6 x 4'9 with bath and basin;

Separate WC;

Rear Bedroom – 11'3 x 8'6.

Outside: Forecourt.

Rear yard and Garage with access from rear lane.

Rental terms: Rent per room – £87.00 per week to include gas, electric, water, TV License, phone line in and broadband.

Term – 01/09/18 to 26/07/19 (47 weeks)

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Carlisle City Council

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

White Corner House, Langwathby, Cumbria CA10 1LW

*GUIDE PRICE:

£85,000+ (plus fees)**Country cottage in Eden valley village in need of modernisation**

An attractive, two storey, country cottage with side garden situated in the heart of this sought after village in the scenic Eden valley some 4.5 miles north west of Penrith and the M6 motorway. The property is adjacent to the village green and pub. It is in need of a thorough programme of modernisation but offers fantastic potential.

Description:**Ground Floor:** Hall;**Sitting Room** – 15'9 x 10'9; **Dining Room** – 15'6 x 11'9;**Pantry** – 9' x 8'9; **Kitchen** – 9'9 x 9'3.**First Floor:** Landing;**Front Bedroom** – 16'9 x 15'; **Front Bedroom** – 16'6 x 11'3;**Rear Bedroom** – 9' x 8'9;**Bathroom** – 10'9 x 9'.**Outside:** Side garden area – see title plan.**Viewing:** Please telephone 01228 510552**Tenure:** See Legal Pack**Local Authority:** Eden District Council**Energy Performance Certificate (EPC):** Current Rating F**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

LEGAL PACKS



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

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

AUCTION
HOUSE

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Meadow View, Newton Arlosh, Wigton, Cumbria CA7 5ET

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



Detached house in rural village on good sized garden plot

A detached house occupying a good sized garden site in this pleasant rural village in the Solway Coast area of outstanding natural beauty within easy reach of Carlisle, west Cumbria, the Lake District National Park and the Scottish borders. The property is set back from the road by a long drive and has attractive, exposed cruck beams, two reception rooms, three bedrooms, two bathrooms, lawned garden, two garages, oil central heating and double glazing. Carlisle 13 miles; Wigton 7 miles; Silloth 9.5 miles; Kirkbride 2.5 miles.

Description:

Ground Floor:

Entrance Hall;

Sitting Room - 19'6 x 14' with multi fuel stove;

Dining Room - 13'9 x 13'6;

Kitchen - 13'9 x 8'6 with range of units, oven and hob;

Bathroom - 8' x 6'9 with bath, basin and WC;

Boiler Room (off hall) with oil fired boiler (not tested);

Utility Room - 16'9 x 5'9 with external, covered access.

First Floor:

Landing;

Bedroom - 14' x 11'6 overall including En-suite Shower room with WC and exposed cruck beams;

Bedroom - 14' x 10'9 with exposed cruck beams;

Bedroom - 10'6 x 6'9;

Cloakroom with WC and basin.

Outside: Long drive leads to concrete courtyard with ample parking and turning space. **Attached Garage** - 17'3 x 11'6, lawned garden, greenhouse and **detached timber Garage** - 17'6 x 13'9.

Restrictive Covenant: A restrictive covenant prohibits another dwelling within the garden - see legal pack.

Directions: From the Joiners Arms in Newton Arlosh take the B5307 towards Abbeytown and Meadow View is set well back off the road, on the right, after 200 yards or so.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

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.

South Cumbria: Lots 31 – 45

Thursday 21st February 2019
6.30 pm

Coronation Hall, County Square, Ulverston LA12 7LZ

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**AUCTION
HOUSE
CUMBRIA**

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**POOLE
TOWNSEND**

89 Roose Road, Barrow in Furness, Cumbria LA13 9RJ

*GUIDE PRICE: **£75,000+** (plus fees)**7 bedroom semi detached house**

Massive development opportunity to purchase a very large 7 bedroom semi detached property. In need of full refurbishment, this property would make a magnificent family home or house of multiple occupation subject to the necessary permission. Plenty of scope for the home owner, developer or investor, got to be viewed to appreciate the scale, priced to scale.

Description:**Ground Floor:**

Vestibule

Hallway

Lounge 15' x 17'3

Bedroom with Ensuite

Dining Room 15 x 12'

Kitchen 11'9 x 13'9 with stairs to the cellar

First Floor:

Landing

Bedroom 14'3 x 15'

Bathroom 8'6 x 5'9

Separate WC

Bedroom 7'9 x 17'9

Bedroom 11'3 x 11'3

Second Floor:

Bedroom 15'3 x 14'6

Bedroom 12' x 15'9

Bedroom 15' x 11'

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

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.



32

Residential

34 Hawke Street, Barrow in Furness, Cumbria LA14 1LX

***GUIDE PRICE:**

£35,000+ (plus fees)

Terraced property in popular residential area

2/3 bedroom mid terraced house with double glazing. Would suit the homeowner or investor. Priced to sell. Comprises: two reception rooms, kitchen and shower room to the ground floor, three bedrooms to the first floor.

Description:

Reception Room One 12' x 9'3:

Reception Room Two 12' x 11:

Kitchen: with fitted units

Shower Room: with shower cubicle, WC and wash hand basin

First Floor:

Bedroom One 12' x 9'3:

Bedroom Two 12' x 11':

Bedroom Three 8'6 x 7'1:

Please Note: This property carries a 14 day completion

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

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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[*Description on Auction Information page](#)



33

Residential

11 Lindal Street, Barrow in Furness, LA14 1AY

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Extended two bed mid terraced property

An extended mid terraced property with gas central heating and double glazing. The accommodation is in good conditions and comprises; lounge, kitchen and bathroom to the ground floor. Two bedrooms to the first floor. Rear yard.

Description:

Reception Room 13'7 x 12': with stairs to the first floor

Kitchen 7' x 6'2: with door to the rear

Bathroom 7'9 x 5'7: with bath, shower, WC and wash hand basin.

First Floor:

Bedroom 12' x 10'9:

Bedroom 12' 11' max:

Outside: Rear yard

Viewing: To view please call 01228 510552



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

34

Residential

5 Keith Street, Barrow in Furness, Cumbria LA14 2NN

***GUIDE PRICE:**

£45,000+ (plus fees)

Three storey terraced property close to the town centre

Three bedroom terrace house with uPVC double glazing and gas central heating located within walking distance of the town centre and BAE Systems. Comprises: two reception rooms and kitchen to the ground floor, two bedrooms to the first floor and third bedroom and bathroom to the second floor. In need of some updating. Good investment property.

Description:

Reception Room One 10'9 x 12'3:

Reception Room Two 11'6 x 12'3:

Kitchen 8' x 5'9:

Bedroom One 10'9 x 12'3: **Bedroom Two** 9' x 12'3:

Bedroom Three 10'9 x 12'4:

Bathroom 8'9 x 12'3: with three piece white suite

Outside : Rear yard

Viewing: Please telephone 01229 839090

Additional Fees

Buyer's Premium: £300 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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating F

35

Residential

17 Andover Street, Barrow in Furness, Cumbria LA14 2SZ

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Terraced property with new uPVC double glazing and external render

A mid terraced property in a residential area benefiting from new rosewood uPVC double glazing throughout and new external render. Internally the accommodation would benefit from some cosmetic improvements, and comprises hall, two reception rooms and kitchen. Two bedrooms and bathroom. Rear yard with outbuilding.

Description:

Entrance Hall:

Lounge: Dining Room:

Kitchen:

First Floor:

Bedroom: Bedroom:

Bathroom:

Outside: Rear yard with outhouse and WC

Viewing: To view please call 01228 510552

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack
Local Authority: South Lakeland District Council
Energy Performance Certificate (EPC): Current Rating B

36

Residential

Flat 2, 52 The Gill, Ulverston, Cumbria LA12 7BL

***GUIDE PRICE:**

£95,000+ (plus fees)

Well maintained two bedroom first floor flat

A first floor flat in a desirable area in the Town Centre. The accommodation is well presented throughout and comprises: hall, open plan lounge diner kitchen, two bedrooms, ensuite shower room and bathroom. Double glazed and central heated.

Description:

Access: with shared access, intercom system and stairs to the first floor.

Entrance Hall: with radiator

Open Plan Lounge Dining Kitchen 28' x 9'6 (plus 7' x 7'):

Kitchen area with a range of wall and base units.

Bedroom 14' x 13'9: built in cupboard and radiator.

En-suite Shower Room: with shower cubicle, WC, wash hand basin

Bedroom 12'9 x 5'1: built in cupboard housing the gas combi boiler.

Bathroom 6'4 x 4'8: with bath, WC and wash hand basin.

Viewing: To view please call 01228 510552

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack
Local Authority: Barrow in Furness Borough Council
Energy Performance Certificate (EPC): Current Rating D

37

Residential

72 Mulberry Way, Barrow In Furness, Cumbria LA13 0RR

***GUIDE PRICE:**

£85,000+ (plus fees)

Two bedroom property with newly fitted kitchen

An end link property of modern construction in a residential location. The accommodation benefits from uPVC double glazing and gas central heating and comprises porch, lounge and newly fitted kitchen. Two bedrooms and bathroom. Gardens and parking.

Description:

Porch:

Lounge 12'9 x 12'3:

Kitchen 12'9 x 10'3: Newly fitted wall and base units with stainless steel sink and integrated hob and oven.

First Floor:

Bedroom 12'9 x 12'3:

Bedroom 10'9 x 6'3:

Bathroom 7'9 x 6'2: with bath, WC and wash hand basin.

Outside: Front and rear gardens

Viewing: To view please call 01228 510552

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating D

38

Residential

123 Steel Street, Ulverston, Cumbria LA12 9DY

***GUIDE PRICE:**

£70,000+ (plus fees)

Mid terraced property ready for immediate occupation

A well presented end terraced property benefiting from gas central heating and uPVC double glazing with new carpets throughout. Making an ideal purchase for first time buyers or investors

Description:

Entrance Hall: with under stairs storage cupboard

Reception Room 11' x 8'6": with fire place

Reception Room 12'3 x 12'3": with fire place

Kitchen 7'9 x 7': with wall and base units and work surface

Bedroom 12'3 x 10'9": with cupboard

Bedroom 12'3 x 9':

Bathroom 7'9 x 7': with a white suite

Outside: Rear yard with store.

Store 13'6 x 6'9": with wall mounted boiler, power, light and water tap.

Viewing: To view please call 01229 582889

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Commercial

29 Main Road, Windermere, Cumbria LA23 1DX

***GUIDE PRICE:**

£75,000+ (plus fees)

Refurbished Town centre commercial property

Fully refurbished and modernised retail premises situated in the centre of the Lake District town of Windermere. Recently vacated by Sykes Cottages due to relocation, this property would suit many uses subject to the necessary consents.

Internal floor area circa 260 sq ft.

Well laid out with a main sales area, fitted kitchen and WC. Also fitted units and cupboards.

Viewing: Please telephone 01228 510552

39

Tenure: See Legal Pack

Local Authority: South Lakeland District Council

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.

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)

7 Kents Bank House, Kentsford Road, Grange-Over-Sands, LA11 7BB

***GUIDE PRICE: £160,000+ (plus fees)**



Two bedroom first floor apartment

Well presented property in the popular Kents Bank residential development across from Kents Bank railway station. Comprises: hallway, utility room, two bedrooms – both ensuite, cloakroom, lounge/dining room, kitchen and roof terrace.

Description:

Ground Floor:

Hallway with stairs to the first floor and door to:-

Utility Room 9'6 x 6'6

First Floor:

Landing with built in storage cupboard, recessed shelves

Lounge Diner 25'6 x 12'9: with sliding door to:-

Roof Terrace 19'3 x 18'6

Kitchen 10'9 x 10': with a range of wall and base units

Bedroom One 11'6 x 11': with fitted wardrobes and door to:-

Ensuite with WC, wash hand basin and shower cubicle

Bedroom Two 11'6 x 10'6: with fitted wardrobes and door to:-

Ensuite with WC, wash hand basin and shower cubicle

Cloakroom : with wash hand basin and WC

Outside : Allocated parking space

Viewing: Please telephone 015395 32301

Joint Agent:



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

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.



Tenure: See Legal Pack
Local Authority: South Lakeland District Council
Energy Performance Certificate (EPC): Current Rating D

41

Residential

Benson Cottage, Soutergate, Kirkby-In-Furness, Cumbria LA17 7TW

***GUIDE PRICE:**

£125,000+ (plus fees)

Two bedroom cottage in popular village location

Double fronted cottage with gas central heating and double glazing. Comprises: two reception rooms, kitchen and utility room to the ground floor, two bedrooms and bathroom to the first floor. Outside is a rear yard with views over the fells. Would suit home owner, landlord or holiday home.

Description:

Lounge 12'3 x 16'3: **Dining Room** 7'9 x 11'6:

Kitchen 8'6 x 10'6: with fitted wall and base units

Utility Room 6'3 x 4'9: with door to WC

First Floor:

Bedroom One 8'9 x 14':

Bedroom Two 11'3 x 8'9:

Bathroom 7'6 x 6: with bath, wash hand basin and WC

Outside: Rear yard with views over the fells

Viewing: Please telephone 01228 510552

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.

auctionhousecumbria.co.uk

*Description on Auction Information page



Tenure: See Legal Pack
Local Authority: South Lakeland District Council
Energy Performance Certificate (EPC): Current Rating E

42

Residential

11 Canal Street, Ulverston, Cumbria LA12 7JZ

***GUIDE PRICE:**

£75,000+ (plus fees)

Spacious three bedroom property over three floors

A spacious mid terraced property presented over three floors. A short distance to the Town centre and all amenities. An ideal property for first time buyers or investors, benefiting from double glazing and gas central heating.

Description:

Lounge 15'9 x 10'3: with archway into kitchen.

Kitchen 8'3 x 7'9: with a range of wall and base units

First Floor: Bedroom 10'6 x 10'3: with window to the front.

Bathroom 10'6 x 7'9: with a three piece suite comprising bath with electric shower over, WC and wash hand basin. Wall mounted boiler, cupboard and window to the rear.

Second Floor: Bedroom 11'3 x 10'6: with window to the front.

Bedroom 10'6 x 10'3: with window to the rear.

Outside: Enclosed rear yard with outbuilding.

Viewing: To view please call 01229 588111

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.

auctionhousecumbria.co.uk

*Description on Auction Information page

37 Natland Road, Kendal, Cumbria LA9 7LR

*GUIDE PRICE: **£135,000+** (plus fees)**Recently modernised semi-detached property in a popular residential area**

A semi detached property which has been recently modernised by the current owner. Benefiting from newly fitted kitchen, bathroom and modern décor throughout, the accommodation comprises: hall, lounge, kitchen, conservatory and WC. Three bedrooms and bathroom. Generous side and rear gardens.

Description:**Hall:**

Lounge 13'9 x 12'6: with double glazed bay window and living flame gas fire.

Kitchen 11'9 x 8': A newly fitted range of units and worksurface incorporating a stainless steel sink. Range cooker with extractor hood and space for fridge freezer. Leads to:

Conservatory 13'9 x 12'6: with double glazed windows and French doors. Door to WC, with WC, basin and plumbing for washing machine.

First Floor:

Bedroom One 12' x 9'9

Bedroom Two 10' x 9'9

Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating D

Bedroom Three 8' x 6'6

Bathroom 8' x 6'6: A newly fitted modern bathroom including L-shaped bath, WC and wash hand basin.

Outside: Generous side and rear gardens.

Viewing: To view please call 01539 734455

Joint Agent:

**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: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating C

44

Residential

109 Elleray Gardens, Windermere, Cumbria LA23 1JE

***GUIDE PRICE:**

£55,000 - £65,000 (plus fees)

First floor flat in a peaceful location with pleasant outlook

A self contained purpose built first floor apartment in this popular retirement development, exclusively for the over 55's. With a pleasant outlook over the communal gardens and playing field.

Description:

Entrance Hall: with cupboard housing the hot water tank

Living room 15'9 x 8'6 plus 8'6 x 3'9: with windows overlooking the gardens and playing field.

Kitchen 6'9 x 5'6: with a range of wall and base units

Bedroom 11'9 x 6'9: with built in wardrobe.

Shower Room: with shower cubicle, WC and wash hand basin.

Outside: Communal parking and communal gardens.

Development Features: Secure entry telephone, emergency pull cord alarm system in every room, CCTV outside, fire doors and on site warden.

Viewing: To view please call 015394 44461

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.

auctionhousecumbria.co.uk

*Description on Auction Information page

B

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65 Duke Street, Barrow-in-Furness, Cumbria LA14 1RW

brown-barron.co.uk

Beamsmoor, Garsdale Road, Sedbergh, Cumbria LA10 5JN

*GUIDE PRICE: **£250,000+** (plus fees)



Attractive detached property with development potential

Large period detached property in a unique location with planning permission for change of use into a Hotel.

Formerly a private dwelling, home for the elderly and children's home. spectacular, rural location in the Yorkshire Dales close to the Lake District National Park, on the outskirts of Sedbergh with all its local amenities.

Would suit many uses subject to the necessary consents. Unique opportunity with development potential, not for the faint hearted.

Planning Ref: S/03/94d: Please direct any planning enquires to Yorkshire Dales Planning Department. Full planning details can be found in the legal pack.

Viewing: To view please call 01228 510552

Joint Agent:



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

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.

North East: Lots 1 – 34

Tuesday 26th February 2019
7.00 pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

auctionhousenortheast.co.uk

**AUCTION
HOUSE**
NORTH EAST



Residential

**28 Waterloo Court, Washington, Tyne and Wear
NE37 3DX**

***GUIDE PRICE:**

£5,000 – £10,000 (plus fees)

One Bedroom Flat

Excellent investment property; this one bedroom flat in Washington is an excellent buy to let opportunity, comprises of lounge, kitchen, bathroom and bedroom. Situated on a bus route between Washington and Sunderland.

Description:

Entrance via security door: Hallway with storage cupboard and radiator.

Lounge 17'3 x 10'9: Radiator, uPVC window and door to balcony.

Kitchen 8'3 x 9'3: Range of wall and floor units, integrated stainless steel sink, radiator, uPVC window.

Bathroom 6'6 x 7'3: Low level WC, pedestal sink, bath, partially tiled.

Bedroom 13'6 x 9'6: Radiator, uPVC window.

Viewing : Please telephone 0191 9089691



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 C

Additional Fees

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

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

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



Residential

36 Station Road West, Trimdon Station, County Durham TS29 6BP

***GUIDE PRICE:**

£20,000+ (plus fees)

PERFECT BUY TO LET TO ADD TO YOUR PORTFOLIO

Three bedroom terraced property close to local amenities and would make an ideal buy to let home. The accommodation in brief comprises, large lounge and dining area, storage room and kitchen to the ground floor with landing, three bedrooms and bathroom to the first floor. Finished with modern kitchen and bathroom, with a small amount of cosmetic work this property will be ready for modern rental market. Due to its size and location this property could also appeal to owner occupiers meaning that we are sure to have great deal of interest come forward on this one. Make sure your not disappointed and attend one of our open viewings which is highly recommended to see just what is on offer.

Ground Floor: Lounge / Dining Room – 8.64m x 5.09m, Storage Room – 2.00m x 2.00m
Kitchen – 5.18m x 2.20m

First Floor: Landing, Bedroom One – 4.26m x 3.03m, Bedroom Two – 4.26m x 2.56m, Bedroom Three – 2.45m x 2.20m, Bathroom

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

Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

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

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.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

57 Queen Street, Grange Villa, Chester le Street, County Durham DH2 3LU

***GUIDE PRICE:**

£20,000 – £30,000 (plus fees)

Two Bedroom Terraced House

The accommodation comprises; lobby, lounge with feature fire place, kitchen/dining room, two bedrooms and bathroom with white suite and shower. uPVC double glazing and gas central heating throughout. Garden to front and yard to rear.

Description:

Entrance: uPVC door to lobby

Lounge 15'2 x 14'6: Feature fireplace, radiator, uPVC window to front aspect.

Kitchen 13'2 x 9'0: Range of wall and floor units, integrated stainless steel sink and drainer, radiator, uPVC window and door to rear yard.

Bedroom 1 14'6 x 11'6: Cupboard and fitted wardrobe. Radiator, uPVC window to front aspect.

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

Bathroom 6'2 x 5'9: Low level WC, pedestal sink, bath with shower over, radiator, uPVC window

External : Rear yard with shed.

Viewing : Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Chester-le-Street District Council

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

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.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

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

***GUIDE PRICE:**

£9,500+ (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.

Tenure: See Legal Pack

Local Authority: Middlesbrough Council

Solicitors: Krish Ratna & Co, 61a/2 King Street, Southall, UB2 4DQ. Tel: 0208 574 6303.

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

4 Braemar Terrace, Horden, Peterlee, County Durham SR8 4EP

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

Two Bedroom Mid Terrace House

Two bedroom mid terraced house with double glazing and gas central heating. Would suit the buy to let investor. Comprises: Reception room, breakfast kitchen to the ground floor, two bedrooms and bathroom to the first floor. Externally there is a front garden and rear yard.

Description:

Entrance: Via uPVC door.

Lounge 14'0 x 12'6: Radiator, uPVC window to front elevation.

Breakfast Kitchen 14 x 9'3: Range of modern wall and floor units, integrated oven, hob and extractor, integrated sink and drainer, radiator, uPVC window to rear aspect. Rear uPVC door to rear yard.

Bedroom 1 12'9 x 11'0: Combi boiler, radiator, single glazed window to front aspect.

Bedroom 2 9'6 x 7'9: Radiator, uPVC window to rear aspect.

Bathroom 6'0 x 6'3: Fully tiled, bath, pedestal sink, low level WC, uPVC window to rear aspect.

External: Garden to front and yard to rear.

Viewing : Please telephone 0191 9089691



Tenure: See Legal Pack

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: £500 inc VAT payable on exchange of contracts.

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



6

Residential

1 Duncombe Bank, Ferryhill, County Durham DL17 8BP

***GUIDE PRICE:**

£60,000+ (plus fees)

INVESTORS / DEVELOPERS, YOU WILL BE THE ENVY OF YOUR FELLOW PROFESSIONALS IF YOU SECURE THIS ONE.

This three/four bedroom semi detached property in need of refurbishment will be the perfect addition to any buy to let portfolio. Living space comprising briefly of, entrance arch, hallway, lounge, dining room, kitchen, bathroom and sunroom to the ground floor with landing, three good sized bedrooms and smaller bedroom/study on the first floor. Recently been re-pointed with new roof and guttering with the garage also recently been erected. Double glazing and gas central heating. External benefits including, rear garden, block paved front with room for up to three cars and brick garage. **Ground Floor:** Entrance Porch, Hallway, Cloakroom / WC, Lounge – 3.73m x 4.14m Dining Room – 4.95m x 4.37m, Kitchen – 4.09m x 2.44m, Sun Room – 3.73m x 1.91m, Bathroom **First Floor:** Landing, Bedroom One – 4.01m x 2.92m, Bedroom Two – 3.71m x 3.35m, Bedroom Three – 2.84m x 2.67m, Bedroom / Study **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 (Baker Street), 19–25 Baker Street, Middlesbrough, TS1 2LF. Tel: 01642 244666.

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.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



7

Residential

8 Regency Apartments, Citadel East, Killingworth, Tyne and Wear NE12 6DL

***GUIDE PRICE:**

£60,000+ (plus fees)

Two Bedroom Top Floor Flat

Excellent investment opportunity. This two bedroom top floor flat is in a popular residential area with supermarket, shopping centre and excellent links to Newcastle City nearby. Comprises; communal entrance and stairs to upper floor, hallway, lounge, kitchen, bathroom and two bedrooms. Allocated parking space outside front door.

Description:

Communal entrance: via secure entry phone.

Entrance to flat: Hall with cupboard and electric heater.

Lounge 13'9 x 11'9: Electric fire, uPVC window, electric heater.

Kitchen : Range of wall and floor units, integrated oven, hob and extractor, tiled splashbacks.

Bathroom 10'0 x 6'3 : Partially tiled, pedestal sink, low level WC, bath with shower over and heated towel rail.

Bedroom 1 10'9 x 10'3: Electric heater, uPVC window.

Bedroom 2 10'6 x 6'6: Electric heater, uPVC window.

External : Allocated parking space.

Viewing : Please telephone 0191 9089691



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 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.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

6 Talbot Street, Stockton-on-Tees, Cleveland TS20 2AY

***GUIDE PRICE:**

£45,000+ (plus fees)

TWO BEDROOM END TERRACED PROPERTY READY TO MOVE INTO OR THE PERFECT ADDITION TO YOUR BUY TO LET PORTFOLIO

Perfectly located for local schools and amenities and on the doorstep of Stockton Town Centre sits this well presented two bedroom end terraced property. The accommodation in brief comprises, large lounge / diner area, kitchen and WC to the ground floor with landing, two bedrooms and bathroom on the first floor. One of the newer builds on the estate this property is neutrally decorated throughout with Upvc double glazing and gas central heating. Gardens to the front and rear and with plenty of parking spaces also to the rear of the property. **Ground Floor:** Lounge / diner – 7.73m x 3.23m, Kitchen – 2.63m x 3.23m, WC **First Floor:** Landing, Bedroom One – 4.47m x 3.23m, Bedroom Two – 3.00m x 3.23m, Bathroom

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

Tenure: See Legal Pack

Local Authority: Stockton-on-Tees 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 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.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

27 Arisaig, Ouston, Chester le Street, County Durham DH2 1RQ

***GUIDE PRICE:**

£90,000+ (plus fees)

Three Bedroom Semi Detached House

Extended 3 bedroom semi detached house, requiring some modernisation & improvement the property offers well planned accommodation, driveway and detached garage.

Description:

LOUNGE 14' 7" x 13' 11" Into square bay window: Feature fireplace with gas fire, central heating radiator.

DINING ROOM 9' 6" x 8' 5": Sliding patio doors to the rear garden and central heating radiator.

KITCHEN 10' 7" x 8' 5": Wall and base units incorporating a stainless steel sink unit with mixer taps, gas cooker point, plumbing for washing machine, door to the rear garden & two radiators.

BEDROOM 1 12' x 11': Fitted wardrobes and central heating radiator.

BEDROOM 2 11' x 9' 1": Central heating radiator.

BEDROOM 3 9' 2" x 8' 3": Storage cupboard and central heating radiator.

SHOWER ROOM 9' 2" x 5' 6": Double shower cubicle, low level wc, pedestal wash hand basin.

External: Pleasant lawned gardens to the front and rear, the good size enclosed rear garden with patio area and brick built outhouse. Driveway to the rear with detached garage.

Viewing : Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Chester-le-Street District Council

Solicitors: Gordon Brown Law, Mains House, 143 Front Street, Chester le Street, DH3 3AU. Tel: 0191 389 5255. Ref: Samantha Foulkes.

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.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



10

Residential

**1 William Street, North Skelton,
Saltburn By The Sea, Cleveland TS12 2AX**

***GUIDE PRICE:**

£35,000+ (plus fees)

READY TO GO... IDEAL BUY-TO-LET PROPERTY TO ADD TO YOUR PORTFOLIO.

Two bedroom end-terraced home situated in North Skelton, Saltburn-by-the-sea. This property comprises, in brief, lounge, kitchen, rear hall and bathroom to the ground floor with two double bedrooms to the first floor. Externally to the rear of this home is wall enclosed yard and attached shed. This home features uPVC double glazing and gas central heating.

Ground Floor: Lounge – 3.95m X 3.78m, Kitchen – 4.40m x 2.78m (min), Rear Hall, Bathroom **First Floor:** Landing, Bedroom – 3.92m x 3.80m, Bedroom – 4.41m x 2.86m (min) **External:** Externally to the rear of this home is wall enclosed yard and attached shed.

N.B. 14 day completion

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

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.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



10A

Residential

**9/6 55 Degrees North, Newcastle, Tyne and Wear
NE1 6BJ**

***GUIDE PRICE:**

£80,000+ (plus fees)

One Bedroom City Centre Apartment

One Bedroom city centre apartment on the 9th floor of a modern block with concierge, lift and secure phone entry system. Comprises; entrance hall, open plan lounge/kitchen/diner, bathroom and bedroom. Property benefits from stunning views across the city and all the amenities of the regions major metropolis.

Description:

Entrance Hall: Store room and electric heater.

Lounge/Kitchen/ Diner 27'9 x 10'3: Kitchen area has a range of wall and floor units, integrated hob & cooker with extractor hood, metal splashback, stainless steel sink/drain. Electric heater, large double glazed window with views over the city.

Bathroom 7'9 x 6'6: Partially tiled, low level WC, hand basin, bath with shower over, heated towel rail and extractor hood.

Bedroom 13'3 x 10'3: With fitted wardrobes, electric heaters, large double glazed window with views over the city.

Viewing: Please telephone 0191 9089691



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 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.

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 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

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.

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.



9 Roxby Avenue, Guisborough, Cleveland TS14 8LF

***GUIDE PRICE: £62,000+ (plus fees)**



GROUND FLOOR TWO BEDROOM FLAT IN SUPERB GUISBOROUGH WOODS LOCATION.

With stunning views of the Guisborough Woods this two bedroom ground floor flat would make the ideal addition to any portfolio. Set on a quiet estate and with local amenities and schools only a short distance away, the accommodation in brief comprises, entrance hall, storage, lounge, kitchen, two bedrooms and bathroom. The property is of excellent condition and benefits from gas central heating and double glazing throughout. Externally to the property is a small laid t lawn garden and off road parking. Please make sure you don't miss out on this rare opportunity and visit one of our many planned open viewings

Description:

Accommodation: Entrance Hall
Lounge – 4.38m x 3.28m
Kitchen – 2.69m x 2.36m
Bedroom One – 3.75m x 2.98m
Bedroom Two – 2.00m x 2.60m
Bathroom.

Tenure: See Legal Pack

Local Authority: Redcar and Cleveland Borough Council

Solicitors: Freers Askew Bunting – Guisborough, 4 Market Place, Guisborough, TS14 6HF. Tel: 01287 635151.

Energy Performance Certificate (EPC): Current Rating C

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.

83 Main Street, Lowick, Berwick-Upon-Tweed, Northumberland TD15 2UD

*GUIDE PRICE: £185,000+ (plus fees)

**Four Bedroom Detached House**

This rarely available and immaculately presented four bedroom detached villa is located in a popular residential area of Lowick and would make an ideal family home, close to local amenities and a renowned first school of high repute. The accommodation on offer comprises entrance hallway, generous lounge, large kitchen with dining area, utility room, cloakroom and study which could be used as a fifth bedroom. On the first floor there are four double bedrooms, with the main bedroom having en-suite facilities and completing the accommodation is the family bathroom. The house benefits from full double glazing and oil fired central heating. Ample parking on a driveway in front of the single garage. Large gardens and grounds which are mainly laid to lawns, which offer potential to landscape further. Viewing is highly recommended

Description:

Ground Floor: Lounge: 3.96m x 4.42m (13' 0" x 14' 6") Bright and generous reception room with bay window, attractive fireplace with oak surround and coal effect gas fire.
Office/Bedroom five: 2.11m x 2.69m (6' 11" x 8' 10") Currently being used as an office, however could be used as an extra bedroom if required with built in storage.
Kitchen: 4.65m x 5.00m (15' 3" x 16' 5") Fitted with a superb range of beech wall and floor kitchen units, which includes three glass display wall cabinets, under unit lighting, a wine rack and granite effect worktop surfaces which incorporates a peninsular breakfast bar. Triple window to the side of the house, there are also double french doors to the rear garden. Indesit dish washing machine, a built-in double oven, four ring gas hob with a cooker hood above. Built-in airing cupboard housing the hot water tank, inset ceiling spot lights and ten power points. Archway to the dining area.

Ground floor: Dining Area: 2.54m x 5.33m (8' 4" x 17' 6") Ample space for dining table and chairs, under stair storage. Doors to cloakroom and utility. Cloakroom: 1.75m x 1.93m (5' 9" x 6' 4") White two piece suite including wc and wash hand basin. Heated towel rail and frosted window to side. Utility Room: 1.63m x 2.06m (5' 4" x 6' 9") Glazed entrance door to side of house and window to rear. Built in storage cupboard and plumbing for washing machine and space for tumble dryer.

First floor: Bedroom One: 4.62m x 4.67m (15' 2" x 15' 4") Large double bedroom with triple window formation to rear.
En-Suite: 1.27m x 2.84m (4' 2" x 9' 4") White three piece suite comprising wc, wash hand basin with vanity unit and shower cubicle with electric shower. heated towel rail and window to side.
Bedroom 2: 3.66m x 3.96m (12' 0" x 13' 0") Double bedroom with triple window formation and built in wardrobe.
Bedroom 3: 2.44m x 4.09m (8' 0" x 13' 5") Window to side and built in shelved recess.
Bedroom 4: 2.51m x 3.30m (8' 3" x 10' 10") Double bedroom with triple window formation to the front and built in wardrobe.
Family Bathroom: 1.88m x 2.16m (6' 2" x 7' 1") Three piece bathroom suite comprising wc, wash hand basin and bath with electric shower. Heated towel rail and frosted window to rear.

External: Mature gardens front and rear with drive for parking.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Berwick-upon-Tweed Borough Council

Solicitors: TC Smith Solicitors, 9 Church Street, Berwick-Upon-Tweed, TD15 1EF. Tel: 01289 301280. Ref: Mark Butson.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £2000 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.



14

Residential

47 Keswick Street, Hartlepool, Cleveland TS26 9AY

***GUIDE PRICE:**

£23,000+ (plus fees)

HUGE POTENTIAL AND DEVELOPERS DREAM THREE BEDROOM MID TERRACED PROPERTY.

Three bedroom mid-terraced property that's the perfect match for all you developers. Already stripped back to show exactly what's on offer the accommodation in brief comprises, entrance hall, lounge, kitchen and bathroom to the ground floor with landing and three bedrooms occupying the first floor. Double glazing and central heating throughout with on street parking to the front and enclosed rear yard. Close to local schools and amenities and only a short distance from the main Town Centre and public transport links to the surrounding towns. **Ground Floor:** Entrance Hall, Lounge - 4.17m x 4.54m, Kitchen - 5.50m x 1.93m, Bathroom
First Floor: Landing, Bedroom One - 3.66m x 4.17m, Bedroom Two - 2.53m x 2.03m, Bedroom Three - 2.73m x 1.99m
Viewing: Please contact Auction House North East on 01642 931060 for viewing schedule. **N.B.:** 14 day completion

Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

Solicitors: TLT, One Redcliffe Street, Bristol, BS1 6TP. Tel: 01179178907.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



15

Residential

42-45 Nile Street, Sunderland, Tyne and Wear SR1 1ES

***GUIDE PRICE:**

£265,000+ (plus fees)

Development Site

City Centre Development Site with approved planning for construction of new six storey building comprising; 54 studio, 1,2 and 3 bed apartments with commercial units on the ground floor (A1, B1 or D1 Use Class).

Sunderland City Council Planning Reference : 16/00748/FU4

Viewing : Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Sunderland City Council

Solicitors: Oliver & Co, Douglas House, 117 Foregate Street, Chester, CH1 1HE. Tel: 01244 312 306. Ref: Ben Thomas.

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.

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[*Description on Auction Information page](#)

16

Residential

26 Diamond Street, Shildon, County Durham DL4 1HY

***GUIDE PRICE:**

£95,000+ (plus fees)

THREE BEDROOM SEMI-DETACHED HOME MAKING THE PERFECT OWNER OCCUPIER OR INVESTMENT OPPORTUNITY.

This three bedroom well presented home is offered with minimal works required to make your own. The accommodation in brief comprises, entrance hall, lounge, dining room and kitchen to the ground floor with landing, three bedrooms and bathroom. Upvc double glazing and gas central heating throughout provided through combi-boiler. Externally to the property is a generous rear garden and off street parking to the front provided through driveway and single garage. Local schools and amenities are only a short walking distance and the main public transport links.

Ground Floor: Hall, Lounge 3.66m x 3.63m, Dining Room 3.48m x 3.38m, Kitchen 4.42m x 2.29m **First Floor:** Landing, Bedroom One 3.66m x 3.25m, Bedroom Two 3.48m x 3.00m, Bedroom Three 2.29m x 1.93m, Bathroom

Viewing: Please call 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: Durham County Council

Solicitors: Smith Roddam, 18 Church Street, Shildon, DL4 1DX. Tel: 01388 772661. Ref: Neil Thompson.

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)

17

Residential

17 Broomhill, Stanley, County Durham DH9 8AZ

***GUIDE PRICE:**

£40,000+ (plus fees)

Three Bedroom Mid-Link House in need of modernisation.

Three bedroom mid-link property in need of modernisation. Situated in a popular estate just to the north of Stanley this is an ideal buy to let opportunity.

Description:

Entrance: Via uPVC door to hall, radiator.

Dining room: Radiator, rear facing uPVC window.

Lounge: Radiator, electric fire, front facing uPVC window.

Kitchen: Range of wall and floor units, integrated hob and cooker, stainless steel sink and drainer, uPVC door to rear.

Bedroom 1: Radiator, front facing uPVC window.

Bedroom 2: Radiator, rear facing uPVC window.

Bedroom 3: Radiator, front facing uPVC window.

Bathroom: Low level WC, pedestal sink, bath with shower over, uPVC door to rear.

External: Small gardens front and rear.

Viewing : Please telephone 0191 9089691



DH1
Lettings & Sales

Tenure: See Legal Pack

Local Authority: Durham City Council

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

Energy Performance Certificate (EPC): Current Rating TBC

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](#)

3 Tindale, Guisborough, Cleveland TS14 8JH

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



POPULAR RESIDENTIAL LOCATION

This three bedroom family home has been cared for and is in a great position on the desirable Pine Hills Development. Providing adaptable accommodation the property comprises of entrance hall, downstairs cloakroom, large lounge, sitting room/occasional fourth bedroom, ground floor bedroom, kitchen, conservatory/garden room, large first floor double bedroom with access to large loft area, single bedroom and modern shower room. Outside the property has long drive providing off road parking and leading to the garage with gardens to the front and rear. Also with double glazing and a gas central heating system. 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.

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



Description:

Ground Floor: Entrance Hall

Downstairs Cloakroom – 2.09m x 2.39m

Bedroom 3.40m x 2.23m

Lounge – 5.22m x 3.56.

Sitting Room / Occasional Bedroom – 3.95m x 2.51m

Kitchen – 3.16m x 2.71m

Conservatory – 2.34m x 3.94m

First Floor: Landing

Bedroom – 4.27m x 3.57m

Bedroom – 1.71m x 2.49m

Shower Room – 3.47m x 1.41m

External: Garage – 5.90m x 2.86m

Driveway

Gardens front & rear

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 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.



Tenure: See Legal Pack

Local Authority: Northumberland County Council

Solicitors: Ascent Legal, Bauhaus, Rossetti Place, Quay Street, Manchester, M3 4AW. Tel: 0161 838 3105.

Energy Performance Certificate (EPC): Current Rating D

Residential

47 Barnston, Ashington, Northumberland NE63 9TY

***GUIDE PRICE:**

£60,000+ (plus fees)

3 Bedroom Mid Link House

3 Bedroom mid link property gardens front & rear, separate garage.

Description:

Lounge 13'6 x 12'3 Dining room 8'3 x 10'4: Cupboard, radiator and uPVC window to front aspect. Dining room has patio door to conservatory, radiator.

Kitchen 10'6 x 7'03: Range of wall and floor units, integrated oven, hob and hood. stainless steel sink and drainer, uPVC door to rear yard.

Conservatory 9'06 x 8'06 : Door to rear yard.

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

Bedroom 1 13'0 x 9'0: Radiator, uPVC window to front aspect.

Bedroom 2 9'3 x 9'0: Radiator, uPVC window to rear aspect.

Bedroom 3 7'6 x 6'02: Radiator, uPVC window to front aspect

External : Gardens to the front & rear with separate garage.

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

Viewing : Please telephone 0191 9089691

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

5 Kirkwood, Burradon, Cramlington, Northumberland NE23 7PF

***GUIDE PRICE:**

£60,000+ (plus fees)

Two Bedroom Mid Link House

Well presented and much improved two bedroom mid link house in popular development. Located for main road links into Newcastle, Wideopen, Seaton Burn, Cramlington and the coast.

Description:

Entrance Hall: Stairs to first floor, storage cupboard.

Lounge 21'6 x 11'7: Front aspect, light spacious room with French doors to rear garden, fireplace.

Kitchen 17'3 x 6'8: Good range of floor and wall units, split level oven, ceramic hob, extractor hood, plumbed for washing machine and dishwasher.

First floor : Cupboard which houses the Combi Bolier and access to the loft area.

Bedroom 1 13'3 x 11'7: Rear aspect, fitted wardrobes.

Bedroom 2 8 x 14'6: Front aspect, fitted wardrobes.

Shower Room: White suite with shower enclose, low level WC, vanity unit with hand wash basin, tiled walls.

External : Front garden lawn & shrub plants with pedestrian access, rear patio garden with double gates.

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

Energy Performance Certificate (EPC): Current Rating C

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[*Description on Auction Information page](#)

Hogg House Farm, Stainmore Road, Barnard Castle, DL12 9RH

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



HOW ABOUT YOUR VERY OWN PIECE OF THE COUNTRYSIDE – APPROXIMATELY 3 ACRES WITH TWO BEDROOM DWELLING

Rare opportunity to own this full of character small holding on approximately three acres of land, with spectacular views, agricultural outbuildings and fenced fields. The accommodation is well proportioned and comprises in brief, utility, bathroom, kitchen, lounge, rear lobby and two bedrooms. The property benefits from Upvc double glazing throughout and, modern interior and central heating. The land of approximately three acres entails, fenced holding for livestock, agricultural outbuildings, gated driveway and offers huge potential. With this stunning guide price and all that is on offer we can only anticipate a high level of interest in this property so please make sure you register any interest you may have and arrange to visit one of our open viewings to see exactly what is on offer.

Accommodation: Lounge 3.49m x 4.61m – With a wood burning stove as the focal point in this room, laminate flooring, double radiator, TV point and plenty of electrical sockets. Upvc double glazed window to both the front and rear aspects.

Utility 2.02m x 4.61m – Providing access to both the front and rear of the property with wash facilities via Belfast sink inset to worktops and plumbing for washing machine.

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Meikles- Barnard Castle, 38 Horse Market, Barnard Castle, DL12 8NA. Tel: 01833 690505.

Bathroom – Modern bathroom that is fully tiled and suite comprising, walk in shower, vanity wash basin, WC and bath. Upvc double glazed window to the rear aspect.

Kitchen 4.43m x 4.61m – Finished to a high standard and comprising an array of grey effect wall and base units, stylish inset fish tank, Belfast sink inset to dark wood effect worktops, laminate flooring, double radiator and Aga style cooker with five ring gas hob and extractor hood.

Bedroom One 3.03m x 4.61m – Upvc double glazed window to the rear aspect, carpet, double radiator and electrical sockets.

Bedroom Two 2.80m x 3.25m – Upvc double glazed window to the front aspect, carpet, double radiator and electrical sockets.

Outbuildings: A steel framed building with Yorkshire boarding is 60ft x 28ft. A timber framed building is 32ft x 18ft.

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

Additional Fees

Buyer's Premium: 1.2% inc 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.



Residential

30 Springhill Walk, Morpeth, Northumberland NE61 2JX

***GUIDE PRICE:**

£50,000+ (plus fees)

One Bedroom Upper Flat.

Recently modernised spacious one bedroom upper flat. Comprises: entrance hallway/landing, lounge, kitchen, bathroom, separate WC, bedroom. uPVC double glazed windows and gas central heating throughout. Ideal buy to let investment.

Description:

Entrance Hallway: Secure entry via intercom, uPVC door to stairs with electric stairlift.

Lounge 14'3 x 12'6: Coal effect gas fire, radiator, uPVC window to rear aspect.

Kitchen: Range of modern wall and floor units, integrated oven and hob, pantry style cupboard.

Bathroom: Pedestal sink, bath with shower over, partially tiled, frosted uPVC window to rear aspect.

WC: Low level WC, frosted uPVC window to rear aspect.

Bedroom 11'6 x 10'6: Fitted Wardrobes, radiator and uPVC window to front aspect.

External: Front lawned garden.

Viewing : Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Northumberland County Council

Solicitors: Raw Clark & Co Solicitors, 47 Newgate Street, Morpeth, NE61 1AT. Tel: 01670 512391. Ref: Kate Barber.

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](#)



Tenure: See Legal Pack

Local Authority: Redcar and Cleveland Borough Council

Solicitors: Attwells Solicitors LLP, Sun Buildings, 35-37 Princes Street, Ipswich, IP1 1PU. Tel: 01473229857.

Mixed Use

4 Cromwell Road, South Bank, Middlesbrough, Cleveland TS6 6JH

***GUIDE PRICE:**

£30,000+ (plus fees)

YOUR ATTENTION PLEASE.....HUGE OPPORTUNITY TO OWN AND REFURBISH THIS LARGE CORNER PLOT PROPERTY.

Situated on the corner of Cromwell Road and Kings Road sits this huge property in need of full refurbishment. Opportunities are endless as it currently boasts space over three floors. The ground floor has previously been used as a Takeaway with shop floor, kitchen, store room and lean to. The first floor houses a one bedroom flat comprising, double bedroom, lounge, kitchen and bathroom with a further landing with stairs to the loft space.

Ground Floor: Shop Floor – 4.21m x 4.60m, Kitchen – 4.41m x 4.60m, Storage – 2.60m x 4.60m, Lean to – 3.00 x 4.60m

First Floor: Bedroom – 4.23m x 4.60m, Lounge – 4.47m x 4.60m, Kitchen – 2.70m x 2.50m, Bathroom

Second Floor: Loft Space

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.

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[*Description on Auction Information page](#)

Residential

11 Vincent Street, Easington Colliery, County Durham SR8 3PP

*GUIDE PRICE:

£15,000 - £25,000 (plus fees)

Three Bedroom Mid Terrace House

Three bedroom mid terrace house in need of renovation. Property comprises; open plan lounge/dining room, kitchen, three bedrooms and bathroom. Yard to rear. Benefits from recently been rewired, new uPVC double glazing throughout.

Description:

Entrance: New uPVC door to hall.

Lounge/Diner 28'6 x 12'0: uPVC windows to front and rear aspect.

Kitchen 8'6 x 6'6: uPVC window to rear aspect, uPVC door to rear yard.

Bedroom 1 14'3 x 8'9: uPVC window to front aspect.

Bedroom 2 10'9 x 6'0:

Bedroom 3 14'0 x 7'0: uPVC window to rear aspect.

Bathroom 9'7 x 6'6:

External: Yard to rear.

Viewing : Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Jaycon Legal Solicitors, 375 A/B Hedon Road, Hull, HU9 1RA. Tel: 01482 330830.

Energy Performance Certificate (EPC): Current Rating G

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

Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



Properties for Improvement



Mixed Use Properties



Tenanted Properties



Commercial Investments



Residential Investments



Unique Properties



Development Propositions



Amenity Land and Other Property



Building Land

Cumbria

01228 510552

cumbria@auctionhouse.co.uk

North East

0191 908 9691

northeast@auctionhouse.co.uk

Tees Valley

01642 931060

teesvalley@auctionhouse.co.uk

17 Thirlmere Close, West Auckland, County Durham DL14 9LW

*GUIDE PRICE: **£75,000+** (plus fees)**EXCITING AND RARE OPPORTUNITY AT A GUIDE PRICE TO ATTRACT ALL THE ATTENTION.**

Not to be overlooked is this stunning two bedroom semi detached bungalow in the West Auckland area. Well proportioned accommodation comprising in brief, entrance hall, lounge, two bedrooms, kitchen, bathroom and rear lobby. With the majority of the expensive work done to the property including new roof approximately 1 year ago and gas central heating combi boiler approximately 2 years ago, with some redecoration to bring back to the modern market this property boasts huge potential. Gardens to both front and rear with a single garage located off block from the property I am sure your all wondering why the unbelievable guide price?. No tricks no gimmicks just motivated vendors and all this makes for the perfect auction lot. Due to the magnificent guide price on this property and due to its location and condition we can only expect great things for this bungalow.

Description:**Accommodation:** Entrance Hall

Lounge – 4.26m x 3.29m

Bedroom One – 3.61m x 3.63m

Bedroom Two – 3.25m x 2.50m

Bathroom – 2.28m x 2.31m

Kitchen – 2.75m x 3.26m

Rear Lobby – 2.80m x 1.80m

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

Tenure: See Legal Pack**Local Authority:** Durham County Council**Solicitors:** Hewitts Solicitors, 207 Newgate Street, Bishop Auckland, DL14 7EL. Tel: 01388 604691.**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

25

306 Pandongate House, City Road, Newcastle, Tyne and Wear NE1 2AY

***GUIDE PRICE:**

£80,000+ (plus fees)

One Bedroom City Centre Apartment

Double glazed and electric heaters throughout.

Description:

Entrance to courtyard: Communal courtyard accessed through secure gate with stairs and lift to all floors.

Entrance: Door to hall, electric heater.

Open Plan Lounge & Kitchen 14'6 x 18'2: Electric heater, double glazed window to front aspect, kitchen has a range of wall and floor units, integrated oven, hob and stainless steel sink.

Bathroom 6'2 x 5'6: Low level WC, bath with shower over, pedestal sink, partially tiled, heated towel rail, extractor fan.

Bedroom 12'0 x 8'6: Fitted wardrobes, electric heater, double glazed window to rear aspect.

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: Newcastle upon Tyne City Council

Solicitors: Ascent Legal, Bauhaus, Rossetti Place, Quay Street, Manchester, M3 4AW. Tel: 0161 838 3105.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

26

35 Jubilee Street, Middlesbrough, Cleveland TS3 6HZ

***GUIDE PRICE:**

£25,000+ (plus fees)

ATTENTION BUY TO LET INVESTORS Three bedroom mid-terraced ready to go.

Three bedroom mid-terraced property in the North Ormesby part of Middlesbrough that's proving popular with buy to let investors. The accommodation in brief comprises, entrance hall, lounge, kitchen and bathroom to the ground floor with landing and two bedrooms on the first floor and also with a third bedroom on the second floor. Gas central heating and Upvc double glazing throughout with modern kitchen and bathroom. Ready to let out with a little cosmetic work this property is sure to be popular with landlords looking to add to their portfolio. Close to local schools and amenities.

Ground Floor: Entrance Hall, Lounge - 6.39m x 3.63m, Kitchen - 2.01m x 3.63m, Bathroom **First Floor:** Bedroom One - 4.00m x 3.63m, Bedroom Two - 3.50 m x 2.70m **Second Floor:** Bedroom Three - 4.00m x 3.63m **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

Tenure: See Legal Pack

Local Authority: Middlesbrough Council

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

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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[*Description on Auction Information page](#)



27

Residential

22 St Andrews Square, Lowland Road, Brandon, County Durham DH7 8NU

***GUIDE PRICE:**

£50,000+ (plus fees)

Two Bedroom Ground Floor Flat

This spacious two bedroom ground floor apartment is located within this popular modern development. The property is ideal for both first time buyers and buy to let investors.

Description:

Entrance : Secured communal entrance.

Lounge 15'1 x 14'1: 3 UPVC framed double glazed windows, electric heater , fireplace.

Kitchen 8' x 7'7': Range of base and wall units in a beech shaker, heat resistant worktops, plumbing for an automatic washing, built-in oven, hob and extractor, sink unit, UPVC window .

Bedroom1 13'8 x 10'1: UPVC framed double glazed window and electric heater.

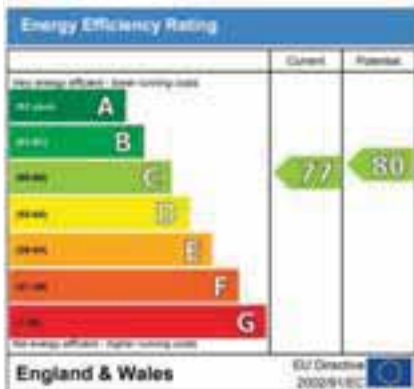
Bedroom 2 12'10 x 7'6': UPVC framed double glazed window and electric heater.

Bathroom: Three piece suite with panel bath, over bath shower, hand wash basin, WC, glazed tiling, UPVC framed double glazed window and electric heater.

External : Communal gardens and allocated parking.

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

Viewing : Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Hamlins LLP, Roxburghe House, 273-287 Regent Street, Marylebone, Greater London, W1B 2AD. Tel: 020 7355 6000.

Energy Performance Certificate (EPC): Current Rating C

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](#)



28

Residential

368 Houghton Road, Darlington, County Durham DL1 2DA

***GUIDE PRICE:**

£80,000+ (plus fees)

EXCITING OPPORTUNITY AWAITS THIS THREE BEDROOM SEMI DETACHED PROPERTY IN SOUGHT AFTER AREA OF DARLINGTON.

This three bedroom semi detached property offers good sized living accommodation comprising in brief, entrance hall, WC, lounge, dining room and kitchen to the ground floor with landing, three bedroom and bathroom on the first floor. Externally is gardens to the front and rear with off street parking provided through the driveway to the side aspect of the property. In need of the refurbishment completing but with the majority of work already undertaken including, new fitted kitchen, new gas central heating system and boiler, full re-wire and bathroom leaving mainly cosmetic works to bring back to the modern market.

Ground Floor: Entrance Hall, Lounge – 4.20m x 3.50m , Dining Room – 4.60m x 3.40m , Kitchen – 3.10m x 2.20m , WC **First Floor:** Landing, Bedroom One – 4.20m x 3.50m, Bedroom Two – 3.50m x 2.90m, Bedroom Three – 2.50m x 2.50m, Bathroom

Viewing: Please contact Auction House North East on 01642 931060

Additional Fees

Buyer's Premium: £2200 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: Darlington 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

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[*Description on Auction Information page](#)

29

Commercial/Industrial

10-11 Martin Terrace, Sunderland, Tyne and Wear SR4 6JD

*GUIDE PRICE:

£155,000+ (plus fees)

Commercial unit

Commercial unit currently let as a Funeral Directors in excellent high street position. This investment Benefits from an income of £13,000 per year on a 15 year term.

Description:

Ground Floor: Reception/waiting area 22'03 x 12'03

Disabled toilet

Meeting room 14'0 x 10'6

Chapel of rest x 3

Mortuary 18'3 x 7'9

Garage 1 28'0 x 9'9

Garage 2 38'0 x 9'9

First Floor: Break room & Kitchen

Staff Bathroom

Office x 3

Store room

Viewing : Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Sunderland City Council

Solicitors: Freeths LLP, The Colemore Building,, 20 Colemore Circus,, Queensway, Birmingham, B4 6AT. Tel: 0845 030 5733. Ref: Nikki Guest.

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

30

Residential

22 Bethune Road, Middlesbrough, Cleveland TS5 4PD

*GUIDE PRICE:

£47,000+ (plus fees)

HOW ABOUT THIS LITTLE GEM Three bedroom mid terraced property in sought after Acklam area.

This three bedroom mid-terraced property is a diamond just waiting for someone to take some time and refurbish it. With large living accommodation throughout comprising in brief, entrance hall, lounge, dining room and kitchen to the ground floor with landing, three bedrooms and bathroom located on the first floor. Upvc double glazing and central heating throughout, externally is a large rear garden with smaller front paved garden. This property also boasts a single garage located to the back of the property with access found from a side road two properties down. **Ground Floor:** Entrance Hall, Lounge, Dining Room **First Floor:** Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom **Externally:** Rear enclosed garden Single garage to the rear aspect of the property.

Viewing: Please contact 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.

Additional Fees

Buyer's Premium: £2100 inc VAT payable on exchange of contracts.

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

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

auctionhousenortheast.co.uk

*Description on Auction Information page



Residential

30 Holly Crescent, Durham, County Durham DH7 6PS

***GUIDE PRICE:**

£39,000+ (plus fees)

Two bedroom Semi-Detached House

Two bedroom semi-detached house in need of renovation. Comprises; lounge, kitchen, two bedrooms and bathroom. Double glazing and gas central heating. Gardens to front and rear. Situated on a residential estate to the south east of the Town Centre with supermarket, cafe, takeaways and bus route to Durham City Centre.

Description:

Entrance Hall:

Lounge 20'0 x 11'9: uPVC window to front and rear, two radiators.

Kitchen 9'6 x 7'6: Range of wall and floor units, Stainless steel integrated sink and drainer, uPVC window to rear, door to rear garden.

Bedroom 1 15'9 x 11'6: Radiator, uPVC window to front.

Bedroom 2 11'0 x 10'9: Radiator, uPVC window to rear.

Bathroom 5'9 x 4'9: Pedestal sink, bath, uPVC window to rear.

WC: Low level WC, uPVC window to rear.

External: Gardens front and rear.

Viewing : Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Rosling King LLP, 10 Old Bailey, London, EC4M 7NG. Tel: 0207 246 8000.

Energy Performance Certificate (EPC): Current Rating E

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.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

20 Belmangate, Guisborough, Cleveland TS14 7AB

***GUIDE PRICE:**

£40,000+ (plus fees)

TWO BEDROOM MID-TERRACED COTTAGE WITH PERFECT LOCATION IN NEED OF REFURBISHMENT

This two bedroom mid-terraced cottage in need of full refurbishment has huge potential and sits perfectly in the historic market town of Guisborough. Full of character with a sandstone front and with the scope to extend over two storeys to the rear subject to the relevant planning, the current condition of this property provides the perfect blank canvass for your next project. The accommodation in brief comprises, entrance hall, lounge, dining room, kitchen and bathroom to the ground floor with two bedrooms to the first floor. Offering a mass of potential this is sure to be of great interest to a number of developers and viewing is highly recommended to see the full scope and opportunity this property has to offer.

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

Tenure: See Legal Pack

Local Authority: Redcar and Cleveland Borough Council

Solicitors: Hewitts Solicitors, 207 Newgate Street, Bishop Auckland, DL14 7EL. Tel: 01388 604691.

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)

The Needles, Quarry Links, Newbiggin by the Sea, NE64 6XQ

***GUIDE PRICE: £425,000+ (plus fees)**



3/4 Bedroom Detached Bungalow

A fantastic opportunity to snap up this fabulous 3/4 bedroom detached bungalow with garage and stunning sea views. Set atop a cliff on the scenic Northumberland coast on the outskirts of Newbiggin by the Sea for local boutique shops, cafes, hostelrys and beach walks. 16 miles from Newcastle Upon Tyne.

Description:

Entrance Hall via uPVC door

Reception/bedroom 19'6 x 15'0 uPVC window to rear, radiator

Bedroom 14'6 x 11'2 Rear facing uPVC window and Radiator

Bedroom 18'2 x 14'6 Rear facing uPVC window and radiator.

Bedroom 15'6 x 15'3 rear facing uPVC window and radiator.

Family bathroom: 15'6 x 15'3 Corner bath, low level WC, sink.

Utility room 1 9'6 x 7'6 sink, radiator, uPVC window to rear.

Utility room 2 7'6 x 6'9

WC/shower room, low level WC, sink with vanity cabinet, heated towel rail and walk in shower, fully tiled uPVC window.

Kitchen/diner 35'0 x 14'9 2x radiators, uPVC windows and door to rear patio. Range of wall and floor units, stainless steel sink and drainer, extractor hood.

Second reception room 20'3 x 18'3 feature fireplace, patio door to conservatory, radiator.

Conservatory 16'6 x 9'6 radiator, uPVC door to patio

External: private drive with parking for three cars, garage, gardens front and rear with rear patio.

Viewing : Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Northumberland County Council

Solicitors: Priority Law Ltd, Priority House, 22 Church Street, Wilmslow, Cheshire, SK9 1AU. Tel: 0161 207 7600. Ref: Alison Taylor.

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.

34

Residential

**69 Roman Road, Linthorpe,
Middlesbrough, Cleveland TS5 5PH**

***GUIDE PRICE:**

£75,000 – £85,000 (plus fees)

**FOUR BEDROOM TERRACED PROPERTY IN SOUGHT AFTER AREA OF
LINTHORPE**

This large four bedroom mid-terraced property offers it all, location, potential and an unbelievable guide price. The accommodation in brief comprises, entrance hall, large living room, dining room and kitchen to the ground floor with landing, four bedrooms, bathroom and separate WC on the first floor. Upvc double glazing and gas central heating throughout the possibilities are endless as to what you can do with this property. Externally is on-street parking to the front with a large outhouse in the enclosed rear yard.

Ground Floor: Entrance Hall, Lounge – 9.31m x 3.77m, Dining Room – 4.55m x 3.44m, Kitchen – 3.47m x 3.41m **First Floor:** Bedroom One – 5.20m x 4.87m, Bedroom Two – 3.25m x 3.76m, Bedroom Three – 3.47m x 3.02m, Bedroom Four – 2.54m x 2.38m, Bathroom WC **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: Middlesbrough Council

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

Viewing: 28th January 11:00 – 11:30.

Energy Performance Certificate (EPC): Current Rating D

auctionhousenortheast.co.uk

*Description on Auction Information page

LEGAL PACKS



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

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

**AUCTION
HOUSE**

auctionhouse.co.uk

CUMBRIA AUCTION RESULTS

Wednesday 12th December 2018 12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	19 Devon Road, Hensingham, Whitehaven, Cumbria	£25,000+	SOLD FOR £45,000
2	17 The Ferns, Egremont, Cumbria	£30,000+	POSTPONED
3	14 King Street, Cleator, Cumbria	£15,000+	POSTPONED
4	44 Keekle Terrace, Cleator Moor, Cumbria	£30,000+	POSTPONED
5	7 Graham Street, Longtown, Cumbria	£40,000+	SOLD FOR £47,000
6	Flat 4, 182 Warwick Road, Carlisle, Cumbria	£30,000+	SOLD FOR £42,000
7	26 Orchard Road, Wigton, Cumbria	£50,000+	SOLD FOR £50,000
8	21 Yeowartville, Workington, Cumbria	£35,000+	WITHDRAWN
8a	5 Chiswick Street, Carlisle, Cumbria	£125,000+	AVAILABLE
9	107 Bowthorn Road, Cleator Moor, Cumbria	£25,000 - £35,000	SOLD FOR £33,000
10	6 Whitehaven Road, Cleator Moor, Cumbria	£50,000+	WITHDRAWN
11	20 Cadman Street, Workington, Cumbria	£40,000+	SOLD FOR £47,000
12	Flat 7, Glenholme, Foxhouses Road, Whitehaven, Cumbria	£25,000+	SOLD FOR £27,000
13	Grove Cottages, Birkby, Maryport, Cumbria	£150,000+	WITHDRAWN
14	40 Clay Street, Workington, Cumbria	£35,000+	SOLD FOR £35,000
15	Egertons Garage, Thornthwaite, Keswick, Cumbria	£75,000+	WITHDRAWN
16	33 Birks Road, Cleator Moor, Cumbria	£25,000+	POSTPONED
17	Parcel of land, Crosby on Eden, Carlisle, Cumbria	£5,000+	SOLD FOR £9,000
18	24 Challoner Street, Cockermouth, Cumbria	£60,000+	AVAILABLE
19	3 Crossings Close, Cleator Moor, Cumbria	£90,000+	SOLD FOR £85,000
20	116a Main Street, St. Bees, Cumbria	£30,000 - £40,000	WITHDRAWN
21	4 Lakeland Avenue, Whitehaven, Cumbria	£35,000+	POSTPONED
22	45 Roper Street, Whitehaven, Cumbria	£60,000+	SOLD AFTER
23	1 Winifred Street, Workington, Cumbria	£35,000+	SOLD FOR £35,000
24	1 Senhouse Street, Workington, Cumbria	£100,000 - £120,000	SOLD FOR £110,000
25	4 Neville Avenue, Penrith, Cumbria	£80,000+	SOLD FOR £94,000
25a	8a Wasdale Close, Whitehaven, Cumbria	£25,000+	SOLD AFTER
26	The Farmhouse, Merryknowe, Slaggyford, Brampton, Northumberland	£175,000+	POSTPONED
27	Flat 2, 37 High Street, Wigton, Cumbria	£25,000 - £35,000	AVAILABLE
28	12 Foster Street, Penrith, Cumbria	£80,000+	WITHDRAWN
29	The Haven, Sea Mill Lane, St. Bees, Cumbria	£30,000+	SOLD FOR £53,000
30	Gatesgarth, Santon Bridge, Holmrook, Cumbria	£250,000+	SOLD FOR £315,000
30a	23 Station Road, Flimby, Maryport, Cumbria	£32,000+	WITHDRAWN
31	Kirklington Bowling Club, Kirklington, Carlisle, Cumbria	£5,000+	POSTPONED

Thursday 13th December 2018 6.30pm

Coronation Hall, County Square, Ulverston LA12 7LZ

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
32	6 Vernon Street, Barrow in Furness, Cumbria	£35,000+	SOLD FOR £40,500
33	57 Dover Street, Barrow in Furness, Cumbria	£45,000+	SOLD FOR £56,000
34	54 Vernon Street, Barrow-In-Furness, Cumbria	£30,000+	SOLD FOR £40,000
35	109 Elleray Gardens, Windermere, Cumbria	£55,000 - £65,000	AVAILABLE
36	34 James Watt Terrace, Barrow in Furness, Cumbria	£55,000+	SOLD FOR £63,000
37	14 Clifford Street, Barrow in Furness, Cumbria	£35,000 - £45,000	WITHDRAWN
37a	17 Andover Street, Barrow in Furness, Cumbria	£40,000+	AVAILABLE
38	Linmardale, Church Brough, Kirkby Stephen, Cumbria	£165,000+	SOLD AFTER
39	16 Lindal Street, Barrow in Furness, Cumbria	£35,000 - £45,000	SOLD FOR £41,000
40	24 Nethercroft, Levens, Kendal, Cumbria	£245,000+	WITHDRAWN
41	11 Canal Street, Ulverston, Cumbria	£75,000+	AVAILABLE
42	33 Ancaster Street, Barrow in Furness, Cumbria	£55,000+	SOLD AFTER
43	123 Steel Street, Ulverston, Cumbria	£70,000+	AVAILABLE
44	6 Old Moor Gardens, Millom, Cumbria	£95,000+	SOLD FOR £95,000
45	Beamsmoor, Garsdale Road, Sedbergh, Cumbria	£250,000+	AVAILABLE

***Description on Auction Information page**

NORTH EAST AUCTION RESULTS

Tuesday 11th December 2018 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	1 Davison Street, Boldon Colliery, Tyne and Wear	£33,000+	SOLD FOR £72,000
2	94 Oxford Road, Hartlepool, Cleveland	£17,500+	SOLD FOR £17,500
3	40 Eleventh Street, Horden, Peterlee, County Durham	£12,000+	SOLD FOR £18,000
3a	131 Collingwood Court, Washington, Tyne and Wear	£8,000+	POSTPONED
4	26 Duke Street, Hartlepool, Cleveland	£20,000+	SOLD FOR £20,000
5	10 Twelfth Street, Horden, Peterlee, County Durham	£16,000+	SOLD FOR £23,000
5a	33 Brighton Grove, Fenham, Newcastle, Tyne and Wear	£155,000	AVAILABLE
6	41 Langley Avenue, Thornaby, Stockton-on-Tees, Cleveland	£36,000+	SOLD FOR £39,000
7	88c High Street, Felling, Gateshead, Tyne and Wear	£49,000+	AVAILABLE
7a	3 Model Cottages, New Brancepeth, Durham, County Durham	£38,000+	POSTPONED
8	227 Durham Road, Stockton-on-Tees, Cleveland	£75,000+	SOLD FOR £89,000
9	319 Alexandra Road, Ashington, Northumberland	£23,000+	SOLD FOR £25,000
10	64 Stephen Street, Hartlepool, Cleveland	£16,500+	SOLD FOR £17,000
11	5 Logan Street, Langley Park, Durham, County Durham	£37,000+	AVAILABLE
11a	110 and 116 Collingwood Court, Washington, Tyne and Wear	£15,000+	POSTPONED
12	42 Emerson Avenue, Linthorpe, Middlesbrough, Cleveland	£160,000+	SOLD POST £160,000
13	18 Clifford Street, Langley Park, Durham, County Durham	£55,000+	AVAILABLE
14	Flat 4, 9 Bagdale, Whitby, North Yorkshire	£95,000+	WITHDRAWN
15	15 Delaval Court, Bedlington, Northumberland	£29,000+	SOLD FOR £32,000
15a	83 Main Street, Lowick, Berwick-Upon-Tweed, Northumberland	£185,000+	AVAILABLE
16	52 & 53 Prince Regent Street, Stockton-on-Tees, Cleveland	£50,000+	WITHDRAWN
17	25 Londonderry Street, Seaham, County Durham	£30,000 - £40,000	SOLD PRIOR
18	148 Burbank Street, Hartlepool, Cleveland	£32,000+	SOLD FOR £32,000
19	22 Seaside Lane, Easington, County Durham	£35,000+	AVAILABLE
19a	127 Southwick Road, Sunderland, Tyne and Wear	£37,000+	SOLD AFTER
20	52 Bishopton Road, Stockton-on-Tees, Cleveland	£100,000+	WITHDRAWN
21	21 Cook Close, South Shields, Tyne and Wear	£40,000+	AVAILABLE
21a	83-85 Marygate, Berwick, Northumberland	£90,000+	AVAILABLE
22	9 Grange Farm Road, Middlesbrough, Cleveland	£36,000+	SOLD FOR £35,000
23	6 Victoria Road East, Hebburn, Tyne and Wear	£120,000+	POSTPONED
24	Kimberley Street, Bishop Auckland, County Durham	£235,000+	POSTPONED
25	20 Carlton Terrace, Blyth, Northumberland	£15,000+	SOLD FOR £19,000
26	Land at Conriggs, Bishop Auckland, County Durham	£15,000+	SOLD FOR £16,000
27	Flat B 1-2 Belle Grove, Spital Tongues, Newcastle, Tyne and Wear	£75,000+	AVAILABLE
28	54 Barton Avenue, Hartlepool, Cleveland	£36,000+	SOLD FOR £40,000
29	35 Linsdale Walk, Cramlington, Northumberland	£30,000+	SOLD FOR £39,000
30	51 Stephen Street, Hartlepool, Cleveland	£16,500+	SOLD FOR £17,000
31	447 Cowpen Road, Blyth, Northumberland	£26,000+	AVAILABLE
32	Flat 12A, 3 Uppgang Lane, Whitby, North Yorkshire	£75,000+	WITHDRAWN
32a	Apartment 11, Northbeck House, Northgate, Darlington	£23,000+	WITHDRAWN
33	10/10a Harraton Terrace, Birtley, County Durham	£90,000+	AVAILABLE
34	41 Brunton Street, Darlington, County Durham	£32,000+	SOLD FOR £32,000
35	6-7 Woods Terrace, Murton, County Durham	£45,000 - £55,000	SOLD AFTER
36	50 Stephen Street, Hartlepool, Cleveland	£16,500+	SOLD FOR £17,000
37	Development site, Patience Avenue, Seaton Burn, Newcastle upon Tyne, Tyne and Wear	£35,000 - £45,000	AVAILABLE
38	99 Surrey Street, Middlesbrough, Cleveland	£26,000+	SOLD FOR £31,000
39	11 Collingwood Court, Washington, Tyne and Wear	£11,000+	SOLD FOR £8,000
40	53 Addison Road, Middlesbrough, Cleveland	£50,000+	SOLD FOR £63,500
41	5 Greenhills Terrace, Wheatley Hill, Durham, County Durham	£20,000+	SOLD FOR £19,000
42	Commercial Unit, Frank Place, Harraton Terrace, Birtley, Tyne and Wear	£30,000+	SOLD FOR £140,000

*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) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

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

A5.5 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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