

AUCTION HOUSE

LINCOLNSHIRE, NORTH
NOTTS & SOUTH YORKS

Tuesday 8th October 2019

6.30pm

Thonock Park

The Belt Road

Thonock

Gainsborough

DN21 1PZ



AUCTION VENUE

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LEGAL PACKS



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

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

**AUCTION
HOUSE**

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AUCTION MANAGER'S MESSAGE



GUY LEEDER

AUCTION MANAGER



DANIELLE KINCH

AUCTION COORDINATOR



MARTIN G. THOMSON

AUCTIONEER



A. IAN WILLOWS

AUCTIONEER

Welcome to our October auction

Amazingly, we are rapidly approaching our 5th auction of 2019!

We continue our growth and success levels, and having realised over £4,500,000 for our vendors throughout 2019 we anticipate that the two remaining auctions of the year will confirm this as our most consistently successful year, certainly within the last 15 years.

We continue to buck the trend, with sustained and consistent growth in the numbers of properties we are selling. We also continue to welcome more new business introducers, along with a wide range of clients new to the traditional auction process, who are already sold on the benefits it offers over and above the 'conditional or modern method'.

This auction I am pleased to offer a wide range of lots across the length and breadth of all 4 counties we cover, including: a range of investment properties across Gainsborough, Doncaster, Scunthorpe and Grimsby ideal for the buy to let market, a large detached house with development opportunity in East Ferry, and a similar proposition towards Boston, further commercial investment properties in Grimsby and Brigg, along with a very well presented detached bungalow in Epworth.

We are in full swing for our December auction, and are actively taking entries, so if you are looking to sell, or would like some advice on either selling or buying, please speak with myself or a member of the team.

We are now taking lots for our December Auction, a wide range of property types sell well at 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.

Properties for Improvement • Tenanted Properties • Residential Investments • Building Land / Development Propositions
Mixed Use Properties • Commercial Investments • Unique Properties • Paddock, Arable and Amenity Land

If it is property or land that is surplus to requirements, the likelihood is that we could find a buyer at Auction. If it has a value, and is worth marketing, it is worth considering a disposal by Auction.

Contact the Auction Team to discuss any aspect of buying / selling property or land at auction

We are now taking entries for our next auction. Please call 01427 616436

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay by cheque, an administration charge of £900.00 (£750.00 + VAT) or the fixed figure as stated in the property details, in addition to the deposit. A VAT receipt will be issued after the auction.



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 £3,000. 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.auctionhouse.co.uk/lincolnshire.



***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

ORDER OF SALE

Tuesday 8th October 2019 6.30pm

Thonock Park, The Belt Road, Thonock, Gainsborough DN21 1PZ

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	16 Stoneclose Avenue, Doncaster, South Yorkshire	£30,000 - £35,000	Residential Investment
2	98 West End Lane, New Rossington, Doncaster, South Yorkshire	£45,000 - £55,000	Residential for Improvement
3	18 Baines Road, Gainsborough, Lincolnshire	£35,000 - £45,000	Residential Investment
4	44 Eastern Avenue, Gainsborough, Lincolnshire	£50,000 - £58,000	Residential for Improvement
5	61 High Street, Epworth, Doncaster, South Yorkshire	£230,000 - £250,000	Residential
6	31 Wharf Lane, Staveley, Chesterfield, Derbyshire	£40,000+	Residential for Improvement
7	49 Cambridge Street, Cleethorpes, Lincolnshire	£180,000 - £200,000	Commercial Investment
8	423 Grimsby Road, Cleethorpes, Lincolnshire	£35,000 - £40,000	Mixed Use
9	282 Wellington Street, Grimsby, Lincolnshire	£22,000 - £26,000	Commercial
10	28 Balfour Street, Gainsborough, Lincolnshire	£45,000 - £55,000	Residential for Improvement
11	26 Balfour Street, Gainsborough, Lincolnshire	£45,000 - £55,000	Residential for Improvement
12	Ivy House, Carrington Road, Frithville, Boston, Lincolnshire	£130,000 - £160,000	Residential for Improvement
13	Mill View Caravan Park, Mill Lane, Brigg, Lincolnshire	£600,000 - £650,000	Other
14	The Gables, 10 High Street, East Ferry, Gainsborough, Lincolnshire	£140,000 - £160,000	Residential for Improvement
15	17 Lime Grove, Scunthorpe, Lincolnshire	£55,000 - £65,000	Residential for Improvement
16	42 Greystones Road, Gainsborough, Lincolnshire	£35,000 - £45,000	Residential Investment
17	17 Salisbury Street, Gainsborough, Lincolnshire	£32,500 - £37,500	Residential Investment
18	6A High Street, Willingham by Stow, Gainsborough, Lincolnshire	£110,000 - £130,000	Residential for Improvement
19	6 Marlborough Road, Thorne, Doncaster, South Yorkshire	£55,000+	Residential for Improvement
20	1 Lampton Grove, Grimsby, Lincolnshire	£40,000+	Residential for Improvement

Next Auction Date
11th December 2019

NOW TAKING ENTRIES FOR THIS AUCTION

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Auction House on

01427 616436

or email lincolnshire@auctionhouse.co.uk

**AUCTION
HOUSE**

LINCOLNSHIRE, NORTH
NOTTS & SOUTH YOKS



Tenure: Freehold

Local Authority: Doncaster Metropolitan Borough Council

Solicitors: Malcolm C Foy & Co, 51 Hall Gate, Doncaster DN1 3PB. Tel: 01302 340005

Energy Performance Certificate (EPC): Current Rating TBC

Possession: Subject to existing tenancy agreement.

Viewing: Strictly by appointment with Auction House.

Residential Investments

1

16 Stoneclose Avenue, Doncaster, South Yorkshire DN4 0BA

***GUIDE PRICE:**

£30,000 - £35,000 (plus fees)

Situation: The property is located on Stoneclose Avenue Hexthorpe, a popular and central area of Doncaster with the primary railway station being only a short distance away. Doncaster offers a wealth of facilities and amenities, good access to surrounding and M18 motorway network.

Description: A traditionally constructed mid terrace house, offered for sale subject to an AST agreement generating £104 per week. At the time of preparing these details, no internal inspection was possible however we believe the accommodation comprises briefly of: Sitting Room, Dining Room, Kitchen, Two Bedrooms, Bathroom.

Agents Note: No internal viewings will be possible for this property.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Doncaster Metropolitan Borough Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: James Walsh.

Energy Performance Certificate (EPC): Current Rating TBC

Viewing: Strictly by appointment with Auction House.

Residential for improvement

2

98 West End Lane, New Rossington, Doncaster, DN11 0PY

***GUIDE PRICE:**

£45,000 - £55,000 (plus fees)

At the time of preparing these details, no internal inspection was possible.

Description:

We are led to believe that the property comprises a traditionally constructed semi detached house with accommodation including, two reception rooms, kitchen, 3 bedrooms and bathroom.

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](#)

18 Baines Road, Gainsborough, Lincolnshire DN21 1TA

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



Situation:

The property is situated on Baines Road, Gainsborough a popular area of this up hill part of Gainsborough. Gainsborough itself is a popular thriving Lincolnshire market town with a wealth of amenities and facilities along with good access to the surrounding towns and the City of Lincoln.

Description:

A ground floor flat in well presented order throughout benefiting from well proportioned accommodation in this traditionally constructed block. The accommodation comprises: Entrance Hall, Sitting Room, Kitchen, Bedroom, Shower Room and Storage room and provides an ideal opportunity for investors. The property is currently tenanted on an AST achieving £325pcm.

Entrance Hallway:

uPVC double glazed opaque glass Entrance door, radiator. Door to:

Sitting Room: 3.02m x 5.00m (9'11 x 16'5)

uPVC double glazed window to the front elevation, radiator.

Kitchen: 1.95m x 3.65m (6'5 x 12'0)

uPVC double glazed window to the rear elevation, range of fitted units floor and eye level with complementary roll edged work surface, inset stainless steel sink and drainer unit with stainless steel mixer tap. Space for electric cooker with extractor over, tiled splash backs, space and plumbing for automatic washing machine, space for fridge freezer, radiator, storage cupboard.

Shower Room:

uPVC double glazed opaque glass window to the rear elevation, radiator, suite comprising: w.c., wash hand basin, corner walk in shower cubicle with electric shower over.

Bedroom: 3.81m x 2.56m (12'6 x 8'5)

uPVC double glazed window to the front elevation, radiator, useful storage space.

Boiler Room/Cloak Cupboard : 1.95m x 1.42m (6'5 x 4'8)

uPVC double glazed window to the side elevation, radiator. Wall mounted Baxi gas boiler.

Tenure: Leasehold

Solicitors: Gotelee, 31-41 Elm Street, Ipswich, IP1 2AY. Tel: 01473 298148. Ref: Hilary Durell.

Energy Performance Certificate (EPC): Current Rating C

Possession: Subject to existing tenancy agreement.

Viewing: Strictly by appointment with Auction House.

Additional Fees

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

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

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

44 Eastern Avenue, Gainsborough, Lincolnshire DN21 1RN

***GUIDE PRICE: £50,000 - £58,000 (plus fees)**



Situation:

The property is situated in an established residential area off Whites Wood Lane near to local amenities and schools.

Description:

The property comprises a modern mid terraced house brick built with a tiled roof requiring a scheme of renovation and improvement works. The property has the benefit of uPVC double glazing and gas fired central heating. The accommodation comprises:-

Ground Floor:

Entrance Porch:

uPVC double glazed door and screen to:

Inner Hall:

3.00m x 1.78m (9'10 x 5'10) plus recess
uPVC double glazed door to garden.

L Shaped Kitchen:

3.75m x 1.53m (12'3 x 5'0) plus 1.66m x 1.89m (5'5 x 6'2)
Built in drawer and cupboard units under rolled edged work surfaces, inset monobloc sink unit with central drainer and mixer tap, matching breakfast bar, eye level cupboards. Point for gas cooker, plumbing for automatic washing machine, eye level cupboard enclosing Ideal gas fired boiler for central heating and domestic hot water. Pantry with fitted shelves.

Lounge:

5.52m x 3.75m (18'1 x 12'3)
uPVC double glazed window to the front elevation and uPVC double glazed patio doors to the rear elevation. Tiled fireplace surround with inset living coal effect gas fire, radiator.

Entrance Hall:

uPVC double glazed front door, radiator.

Staircase to First Floor Landing:

uPVC double glazed window overlooking garden.

Bedroom:

3.69m x 3.61m (12'1 x 11'10)
uPVC double glazed window to the front elevation.

Bedroom:

3.74m x 3.05m (12'3 x 10'0)
uPVC double glazed window to the front elevation, recess.

Bedroom:

2.83m x 2.41m (9'3 x 7'10)
Built in cupboard, uPVC double glazed window to the rear elevation.

Bathroom:

2.26m x 1.70m (7'4 x 5'6) plus recess
Low flush w.c., panelled bath, pedestal wash basin, tiled walls, uPVC double glazed window, radiator.

Outside:

Rear garden with patio and store, enclosed front garden.

Introducing Agent



Tenure: Freehold

Local Authority: West Lindsey District Council

Solicitors: Burton & Dyson, 22 Market Place, Gainsborough, DN21 2BZ. Tel: 01427 610761.

Energy Performance Certificate (EPC): Current Rating D

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

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.

61 High Street, Epworth, Doncaster, South Yorkshire DN9 1JS

***GUIDE PRICE: £230,000 - £250,000 (plus fees)**



Situation:

The property is located on High Street, Epworth amongst a variety of different property styles and being a short distance from the town centre. Epworth is a small North Lincolnshire Market Town being well served by a wide range of facilities and amenities as well as offering good access to surround towns of Scunthorpe and Doncaster.

Description:

A traditionally constructed, detached bungalow, offered for sale having undergone a full scheme of modernisation and improvement works and benefitting from well proportioned and versatile accommodation throughout the property comprises the following:

Accommodation:

Entrance:

Reception Hall: Radiator

Lounge: 5.70m x 3.70m max (18'8 x 12'2)

Bay window, radiator, angled chimney breast with recessed cast iron multi fuel stove on hearth.

Kitchen Diner: 5.00m x 3.60m (16'5 x 11'10)

Side external door, rear garden outlook, double doors to the lounge, extensive units and counter tops, two sinks, splash back tiling, integrated hob, double oven, canopied extractor fan, fridge freezer and dishwasher, radiator.

Bedroom 1 and En-Suite: 3.70m x 3.70m max (12'2 x 12'2)

Bay window, radiator, access to:-

En-Suite Shower Room: 2.50m x 2.40m min (8'2 x 7'10)

Wash basin with mixer tap and vanity cupboard, concealed cistern toilet, cubicle shower, chrome towel radiator.

Bedroom 2: 3.60m x 3.60m min (11'10 x 11'10)

Bay window with additional side facing window and radiator.

Main Bathroom: 2.40m x 2.10m (7'10 x 6'11)

Bath with mixer tap with shower over and shower screen, concealed cistern toilet, wash basin with mixer tap and vanity cupboard, chrome towel radiator.

Staircase to First Floor

Landing: Panelled doors leading off to:

Shower Room: Corner shower cubicle, toilet and wash basin with mixer tap and vanity cupboard. Roof light, radiator.

Bedroom 3: 5.80m x 3.00m max (19' x 9'10)

"L" shaped with radiator, two roof lights and access hatch to eaves space.

Bedroom 4 / Study: 5.80m x 2.00m (19' x 6'7)

Two roof lights, radiator and access hatch to eaves space.

Outside:

Forecourt providing multi car parking with border beds. Detached single garage with pedestrian door. All round gated access, rear south facing lawn and patio garden, power provision and gated access from the rear for further parking.

Tenure: Freehold

Local Authority: North Lincolnshire Council

Solicitors: Andrew Jay & Co, 26 Lord St, Gainsborough DN21 2DB. Tel: 01427 612412

Energy Performance Certificate (EPC): Current Rating C

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

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: Chesterfield Borough Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: James Walsh.

Energy Performance Certificate (EPC): Current Rating E

Viewing: Strictly by appointment with Auction House.

Residential for improvement

6

**31 Wharf Lane, Staveley,
Chesterfield, Derbyshire S43 3TZ**

***GUIDE PRICE:**

£40,000+ (plus fees)

Situation:

The property is situated on Wharf Lane, Staveley amongst other properties of a similar style. Staveley itself offers a range of facilities and amenities along with offering good access to Chesterfield, and being a short distance from the M1 Barlborough junction.

Description:

A traditionally constructed mid terrace house offered for sale in need of some cosmetic improvement works throughout, but benefiting from well proportioned accommodation, providing the ideal investment or owner occupier opportunity.

Accommodation: Sitting Room, Dining Room, Kitchen, 2 Bedrooms, Bathroom, Attic Room

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

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49 Cambridge Street, Cleethorpes, Lincolnshire DN35 8HD

*GUIDE PRICE: **£180,000 – £200,000** (plus fees)



Situation:

A fantastic investment opportunity to purchase a commercial premises in the heart of the Cleethorpes. The building has been split into two self-contained units, the ground floor is currently let to a tea room and the first floor to a beauty parlour. The premises benefits from electric shutters to the ground floor front and rear and a fire alarm system.

Both units are currently let at £1000 per calendar month each, producing an income of £24,000 per annum. Cleethorpes is currently benefitting from a regeneration program after securing approximately £6.7million of external funding which is intended to be invested in the resort over the next 3 years.

Description:

Ground Floor:

Tea Room 1: 13'11" x 15'7" (4.24m x 4.75m).

Timber framed single glazed bay window and entrance door, radiator.

Emergency exit leading into ground floor entrance hall serving the first floor tenant. Opening into:

Tea Room 2: 17'5" (5.31) maximum x 12'11" (3.94) maximum.

Radiator.

Kitchen: 8'6" (2.58) x 11'8" (3.55) plus bay.

Kitchen prep area with wash sink. Double glazed window, radiator and cupboard housing the boiler.

Kitchen 2: 5'2" (1.58) x 15'3" (4.65) maximum.

Duel sink, radiator and wall units.

W.C.: Basin, w.c., radiator and double glazed window.

Rear Yard: Rear yard laid to concrete with access to alley way for bins.

First Floor:

Ground Floor Entrance: Accessed via a separate ground floor entrance door leading into hallway with an emergency exit to the ground floor tea room and stairs leading up to the first floor.

Tenure: Freehold

Local Authority: North East Lincolnshire Council

Solicitors: Keith R Thompson & Co, Craik Hill Avenue, Immingham, DN40 1LP. Tel: 01469 510510.

Energy Performance Certificate (EPC): Current Rating TBC

Possession: Subject to existing tenancy agreements.

Viewing: Strictly by appointment with Auction House.

Hallway: With radiator and uPVC double glazed fire exit window.

Treatment Room 1: 11'11" (3.62) into chimney breast x 14'7" (4.45). Chimney stack with feature surround. Sink with splash back housed in a feature cupboard. uPVC double glazed window, radiator.

Office: Timber framed sash window and radiator.

Treatment Room 2: 11'7" (3.53) maximum x 9'11" (3.02). Sink, vanity unit with tiled splash back. Extractor fan.

W.C.: Radiator and uPVC double glazed window. Sink and pedestal with splash back. W.c.

Treatment Room 3: 8'6" (2.59) maximum x 17'11" (5.47) maximum. Hand wash area. uPVC double glazed window and radiator.

Business Rates

The Rateable Value as of 1st April 2017 is £7000.

Introducing Agent:



Additional Fees

Buyer's Premium: 0.6% 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.

423 Grimsby Road, Cleethorpes, Lincolnshire DN35 7LB

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



Situation:

Situated on this busy parade of shops a short distance from the town centre and sea front is this dental practice on a 3 year lease term from 28/3/18 expiring 27/3/2021 at £4,200 pa with first floor flat which is let on a long leasehold interest of 125 years from 8/5/2007 at £150pa.

Description:

The accommodation of the shop briefly comprises front Reception area, rear hall with 2 rooms going off, rear Lobby with small Kitchen area and Cloakroom. At the time of preparing these details, no internal inspection of the flat was possible.

Accommodation:

Front Office: 3.15m x 4.90m (10'4 X 16'1)

With window to the front elevation and door to the front.

Rear Entrance Hallway and arranged off are:

Office: 3.15m x 3.91m (10'4 x 12'10)

With electric storage heater, wall light points.

Tenure: See Legal Pack

Local Authority: North East Lincolnshire Council

Solicitors: Hill Dickinson LLP, 50 Fountain Street, Manchester, M2 2AS. Tel: 0161 838 4946. Ref: Gary Cohen.

Energy Performance Certificate (EPC): Current Rating F

Possession: Subject to existing tenancy agreements.

Viewing: Strictly by appointment with Auction House.

Room: 2.26m x 3.18m (7'5 x 10'5)

With wall light points.

Rear Room: 2.44m x 2.13m (8'0 x 7'0)

Cloakroom to the Rear: With pedestal wash hand basin and close coupled w.c. beyond.

Small Kitchen: 1.83m x 2.11m (6'0 x 6'11)

With window to the side, stainless steel inset single drainer sink unit, double cupboard below, electric wall heater, small cupboard.

Externally: To the rear of the property is a car park area.

To the First Floor is a Flat which is currently let and no internal inspection was possible at the time of preparing these details.

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.

282 Wellington Street, Grimsby, Lincolnshire DN32 7JP

*GUIDE PRICE: £22,000 – £26,000 (plus fees)

**Situation:**

The property is situated on Wellington Road, Grimsby: a popular and central area of the town amongst a wide range of mixed use property including schools and shops. Grimsby itself offers an array of facilities and amenities and good access to the M180 and motorway networks.

Description:

A ground floor lock up shop unit having been recently renovated with large window and shutters to the front aspect with a prominent frontage. The unit includes retail accommodation in the form of primary and secondary trading areas, along with kitchen and WC.

Please note that the vendor may consider a pre-auction offer, please contact the team for more information.

Accommodation:

Room 1: 3.38m x 7.79m and 2.95m x 3.74m

Room 2: 3.13m x 5.19m

Kitchen: 3.15m x 2.42m and 1.62m x 3.47m

WC

Externally: Enclosed paved area with outbuilding.

Tenure: Freehold

Local Authority: North East Lincolnshire Council

Solicitors: Ross Coates Solicitors, 139 Main Road, Kesgrave, Ipswich, IP5 2NP. Tel: 01473 621809.

Energy Performance Certificate (EPC): Current Rating D

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

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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28 Balfour Street, Gainsborough, Lincolnshire DN21 2LF

***GUIDE PRICE: £45,000 – £55,000 (plus fees)**



Situation:

The property is situated on Balfour Street, Gainsborough, a popular central area of this traditional Lincolnshire market town. The town centre is a short distance away, along with a wealth of other facilities and amenities, and Gainsborough offers excellent access to surrounding towns and the city of Lincoln.

Description:

A traditionally constructed semi detached house offered for sale in need of a scheme of improvement and modernisation works throughout, but benefitting from central heating and majority double glazing. The property provides an excellent opportunity for both first time buyers and investors alike.

Accommodation:

Entrance Hall
Lounge / Dining Room
Kitchen
Bedroom One
Bedroom Two
Bedroom Three
Family Bathroom

Outside:

Front buffer garden, and rear enclosed garden with shed housing the central heating boiler.

Tenure: Freehold

Local Authority: West Lindsey District Council

Solicitors: Andrew Jay & Co, 26 Lord Street, Gainsborough, DN21 2DB. Tel: 01427 612412.

Energy Performance Certificate (EPC): Current Rating F

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

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.

26 Balfour Street, Gainsborough, Lincolnshire DN21 2LF

*GUIDE PRICE: **£45,000 - £55,000** (plus fees)



Situation:

The property is situated on Balfour Street, Gainsborough, a popular central area of this traditional Lincolnshire market town. The town centre is a short distance away, along with a wealth of other facilities and amenities, and Gainsborough offers excellent access to surrounding towns and the city of Lincoln.

Description:

A traditionally constructed semi detached house offered for sale in need of a scheme of improvement and modernisation works throughout, but provides an excellent opportunity for both first time buyers and investors alike.

Accommodation:

Front Entrance Porch:

Timber glazed front entrance door, further timber glazed door into:

Entrance Hallway:

Radiator. Door to:

Dining Room: 3.23m max x 3.96m (10'7 max x 13'0)

Radiator, uPVC double glazed window to the rear elevation, archway to:

Sitting Room: 3.48m x 3.28m max (11'5 x 10'9 max)

uPVC double glazed window to the front elevation, radiator.

Kitchen: 4.29m x 2.57m (14'1 x 8'5)

Timber and glazed door, uPVC double glazed window to the side elevation, range of floor and wall units, complementary rolled edged work surfaces, sink and drainer unit, space for cooker. Door to:

Utility/Rear Entrance Lobby: 4.09m x 2.59m (13'5 x 8'6)

With range of units, uPVC double glazed side Entrance door, plumbing for washing machine, radiator, low level flush w.c.

Stairs rising to first floor landing: Storage cupboard, door to:

Bedroom 1: 4.27m max x 3.58m (14'0 max x 11'9)

uPVC double glazed window to the front elevation, radiator.

Bedroom 2: 2.72m x 3.94m (8'11 x 12'11)

uPVC double glazed window to the rear elevation, radiator.

Bedroom 3: 2.59m x 2.06m (8'6 x 6'9)

uPVC double glazed window to the rear elevation, radiator.

Family Bathroom: Low level flush w.c. pedestal wash hand basin, panelled bath with shower fitment over, heated towel rail, uPVC double glazed opaque glass window to the side elevation, partially tiled walls.

Externally: To the front of the property is a small buffer garden, to the rear of the property is an enclosed rear garden with hardstanding with greenhouse.

Tenure: Freehold

Local Authority: West Lindsey District Council

Solicitors: Andrew Jay & Co, 26 Lord Street, Gainsborough, DN21 2DB. Tel: 01427 612412.

Energy Performance Certificate (EPC): Current Rating D

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

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.

Ivy House, Carrington Road, Frithville, Boston, Lincolnshire PE22 7DY

***GUIDE PRICE: £130,000 – £160,000 (plus fees)**



Situation:

The property is located on Carrington Road, Frithville, a pleasant traditional Lincolnshire village with expansive view over open farm land well located for access to Boston Town Centre and it's wealth of facilities and amenities.

Description:

Traditionally constructed detached cottage believed to date back over 200 years in need of improvement works throughout but benefitting from an excellent plot and offering potential to the discerning purchaser subject to planning.

Accommodation:

Sitting Room
Dining Room
Kitchen
Two Bedrooms
Bathroom



Tenure: Freehold

Local Authority: East Lindsey District Council

Solicitors: Morley Brown & Co, 2 Main Ridge, West Boston, Lincolnshire, PE21 6QH. Tel: 01205 364986.

Energy Performance Certificate (EPC): Current Rating TBC

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

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.

Mill View Caravan Park, Mill Lane, Brigg, Lincolnshire DN20 8NA

***GUIDE PRICE: £600,000 – £650,000 (plus fees)**



Situation:

Accessed direct from Carr Lane to the south of Brigg, a small market town in North Lincolnshire that enjoys excellent access links being within easy reach of the M180. The park has two gated access points from Carr Lane enabling the park to be operated in two parts. It is bounded to the north by a parcel of open land extending to approximately 15.5 acres that is available for sale by separate negotiation.

Description:

A refurbished Omar Colorado twin unit mobile home is situated within the site entrance and is presently let on an AST at a rent of £650pcm. Adjacent is a single garage and workshop and a site office. There are presently 20 static caravans on site, which are included in the sale. 15 are presently let on AST's at rents of £350pcm. A vacant 24' x 40' modular building has approval for use as a class room / community building though is presently vacant and unused.

All 20 pitches limited for occupation by gypsies, as outlined within the planning, are presently vacant.

Planning:

Full planning permission is approved under application 2001/1048, as varied under application 2006/1779. Planning documents are available in the legal pack.

Introducing Agent:



Tenure: Freehold

Local Authority: North Lincolnshire Council

Solicitors: Crombie Wilkinson, Forsyth House, 3 Market Place, Malton, YO17 7LP. Tel: 01653 600070.

Possession: Subject to existing tenancy agreements.

Viewing: Strictly by appointment with Auction House.

Additional Fees

Buyer's Premium: 0.6% 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.

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The Gables, 10 High Street, East Ferry, Gainsborough, DN21 3DZ

*GUIDE PRICE: **£140,000 - £160,000** (plus fees)



Situation:

The property is situated in the Trentside village of East Ferry, which offers excellent access to Scunthorpe and Gainsborough both of which offer a comprehensive range of facilities and amenities including schooling leisure facilities and retail parks.

Description:

A traditionally constructed and recently extended detached house offered for sale in need of improvement works throughout but benefiting from well-proportioned and versatile accommodation.

Accommodation:

Entrance Hall/Sitting Room: 3.68m x 4.67m (12'1" x 15'4") max
Windows to the west and south elevation.

Dining Room: 3.56m x 3.66m (11'8" x 12'0")

With fireplace, windows to the north and west elevation, radiator.

Lounge: 3.63m x 4.09m (11'11" x 13'5")

With cast iron fireplace, window to the south elevation, radiator.

Kitchen:

3.89m x 2.24m (12'9" x 7'4")

With Range cooker, window to the north elevation and radiator.

Rear entrance:

Study area:

Window to the east elevation.

Bathroom:

With window to the east elevation and three piece suite including cast iron bath.

First Floor Landing:

Window to the east elevation.

Bedroom: 4.19m x 3.63m (13'9" x 11'11")

Window to the south elevation, cast iron fireplace, radiator with doorway to extension.

Bedroom 2: 3.68m x 4.24m (12'1" x 13'11")

Window to the west elevation, cast iron fireplace, doorway to extension.

Bedroom 3: 2.62m x 2.29m (8'7" x 7'6")

Window to the north elevation, radiator.

Extension: 3.73m x 4.75m (12'3" x 15'7")

Window to the south and west elevation.

Outside:

The property occupies a pleasant corner plot with lawned gardens. To the front is long garden with well planted and mature borders and to the rear of the property is an enclosed garden, mainly laid to lawn with mature trees. The property benefits from a double gated driveway leading to detached timber built garage, parking and a further timber shed.

Tenure: Freehold

Local Authority: West Lindsey District Council

Solicitors: BRR Law, 30-40 Laneham Street, Scunthorpe, DN15 6PB. Tel: 01724 854000. Ref: Matthew Inman.

Energy Performance Certificate (EPC): Current Rating G

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

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.

17 Lime Grove, Scunthorpe, Lincolnshire DN16 2HL

*GUIDE PRICE: **£55,000 - £65,000** (plus fees)



Situation:

The property is situated on Lime Grove, Scunthorpe a popular residential area on the outskirts of Ashby and Brumby, close to local amenities and facilities as well as giving good access to Scunthorpe town centre which also offers a wide range of retail and leisure amenities. Scunthorpe also offers excellent access to the M180 motorway network.

Description:

A traditionally constructed 3 bedroom semi detached house offered for sale in need of a full scheme of modernisation and improvement works throughout but benefitting from well-proportioned family living accommodation with the benefit of a single garage with good size rear garden.

Accommodation:

Entrance Hallway:

Dining Room: 3.30m max x 3.78m max (10'10 max x 12'5 max)

From entrance hallway to:

Sitting Room: 5.03m max x 4.14m max (16'6 max x 13'7 max)

L Shaped Kitchen: 1.98m x 3.84m max (6'6 x 12'7 max)

Rear entrance lobby giving access to outhouses

From the Entrance Hallway, stairs rising to first floor landing:

Bedroom 1: 3.45m x 3.58m (11'4 x 11'9) max plus walk in recess

Bedroom 2: 3.96m x 2.84m (13' x 9'4) average measurements plus wardrobe space

Bedroom 3: 2.49m x 3.00m maximum measurements (8'2 x 9'10 maximum measurements)

Family bathroom:

With low level flush w.c., pedestal wash hand basin and panelled bath

Outside: At the front of the property is a garden with driveway leading to single garage to the rear of the property is an enclosed garden area predominately laid to lawn

Tenure: See Legal Pack

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: James Walsh.

Energy Performance Certificate (EPC): Current Rating TBC

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

Additional Fees

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

Administration Charge: £1440 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.

42 Greystones Road, Gainsborough, Lincolnshire DN21 2TF

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



Situation:

The property is situated on Greystones Road, Gainsborough a popular area of this Lincolnshire Market Town. Gainsborough itself is a popular thriving Lincolnshire market town with a wealth of amenities and facilities along with good access to the surrounding towns and the City of Lincoln.

Description:

A first floor flat in this traditionally constructed block with accommodation comprising: Entrance Hall, Sitting Room, Kitchen, Two Bedrooms and Bathroom. The property is currently tenanted on an AST achieving £325pcm providing an ideal opportunity for investors.

Entrance hall:

uPVC double glazed Front Entrance door, stairs rising to the first floor and landing area. Doors leading to:

Lounge: 3.48m x 4.42m (11'5 x 14'6)

uPVC double glazed window to the front elevation, radiator.

Kitchen: 2.70m x 2.22m (8'10 x 7'3)

uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units, stainless steel sink, space for cooker and provision for automatic washing machine.

Bathroom: 1.68m x 1.93m (5'6 x 6'4)

uPVC double glazed window to the rear elevation, radiator, suite comprising w.c., pedestal wash hand basin, bath.

Bedroom: 2.78m x 3.04m (9'1 x 10'0)

uPVC double glazed window to the rear elevation, radiator.

Bedroom: 3.89m x 3.15m (12'9 x 10'4)

uPVC double glazed window to the front elevation, radiator.

Tenure: Leasehold

Local Authority: West Lindsey District Council

Solicitors: Gotelee, 31-41 Elm Street, Ipswich, IP1 2AY. Tel: 01473 298148. Ref: Hilary Durell.

Energy Performance Certificate (EPC): Current Rating C

Possession: Subject to existing tenancy agreement.

Viewing: Strictly by appointment with Auction House.

Additional Fees

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

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

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



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17 Salisbury Street, Gainsborough, Lincolnshire DN21 2RS

***GUIDE PRICE: £32,500 - £37,500 (plus fees)**



Situation:

The property is situated on Salisbury Street, Gainsborough a popular area of this Lincolnshire market town. Gainsborough itself is a popular thriving Lincolnshire market town with a wealth of amenities and facilities along with good access to the surrounding towns and the City of Lincoln.

Description:

A semi detached house benefiting from well proportioned accommodation in the form of: Lounge, Dining Room, Kitchen, Two Bedrooms, Family Bathroom and provides an ideal opportunity for investors. The property is currently tenanted on an AST achieving £325pcm.

Accommodation:

Lounge: 3.70m x 3.40m (12'2" x 11'2")

uPVC Entrance door, uPVC double glazed window to the front elevation.

Dining Room: 3.71m x 3.73m (12' 2" x 12' 3")

Window to the rear elevation, radiator.

Kitchen: 2.09m x 3.47m (6'10" x 11'5")

Window to the side elevation, fitted kitchen comprising base, drawer and wall units.

First Floor Landing

Bedroom 1: 3.78m x 3.74m (12'5" x 12'3")

uPVC double glazed window to the front elevation, radiator.

Bedroom 2: 3.73m x 2.78m (12'3" x 9'1")

uPVC double glazed window to the rear elevation, radiator.

Bathroom: 2.11m x 3.48m (6'11" x 11'5")

uPVC double glazed window to the side elevation, suite comprising of: w.c., pedestal wash hand basin, bath, tiled splashbacks.

Tenure: Freehold

Solicitors: Gotelee, 31-41 Elm Street, Ipswich, IP1 2AY. Tel: 01473 298148. Ref: Hilary Durell.

Energy Performance Certificate (EPC): Current Rating D

Possession: Subject to existing tenancy agreement.

Viewing: Strictly by appointment with Auction House.

Additional Fees

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

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

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

6A High Street, Willingham by Stow, Gainsborough, Lincolnshire DN21 5JZ

*GUIDE PRICE: £110,000 - £130,000 (plus fees)

**Situation:**

The property is situated on High Street, Willingham by Stow a popular Lincolnshire Village with excellent access to Gainsborough and the City of Lincoln.

Description:

A traditionally constructed two bedroom detached bungalow offered for sale with great potential and benefitting from very well proportioned and versatile living accommodation. The property is in need of refurbishment works throughout but does benefit from majority uPVC double glazing and oil fired central heating along with solar panels to the roof.

Accommodation:

uPVC double glazed front entrance door into

Entrance Hallway: Radiator. Door leading to:

Breakfasting Kitchen: 3.61m max x 3.78m max (11'10 max x 12'5 max)
uPVC double glazed window to the front elevation, range of fitted units both floor and wall level, radiator. Further doorway to:

Utility: 2.74m x 2.51m (9'0 x 8'3)

uPVC double glazed window to the side elevation, timber glazed door to the side of the property.

Door to Garage and central heating boiler (Oil fired central heating). Further door to:

Sun Room: 3.38m x 3.53m (11'1 x 11'7)

uPVC double glazed window to the side elevation and uPVC double glazed doors opening to the rear of the property, radiator.

From the Entrance Hallway door to:

Tenure: Freehold

Local Authority: West Lindsey District Council

Solicitors: Chattertons Solicitors, 5 South Street, Horncastle, Lincolnshire, LN9 6DS. Tel: 01507 528133.

Energy Performance Certificate (EPC): Current Rating C

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

Sitting Room: 3.63m x 6.58m (11'11 x 21'7)

Two uPVC double glazed windows to the rear elevation, and uPVC double glazed window to the side elevation, three radiators.

For the Entrance Hallway door to:

Bathroom: Low level flush w.c., cast iron bath and pedestal wash hand basin, uPVC opaque glass window to the front elevation, radiator. Cupboard with water tank.

Bedroom: 2.72m x 3.61m (8'11 x 11'10)

uPVC double glazed window to the front elevation, radiator.

Bedroom 2: Walk in recess 3.00m x 3.71m (9'10 x 12'2)

uPVC double glazed window to the rear elevation, radiator.

Externally: The property is approached by a concrete driveway and there are pleasant sized gardens to front and rear as well as side garden leading to a detached brick built workshop and solar panels to roof.

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.

6 Marlborough Road, Thorne, Doncaster, South Yorkshire DN8 5LY

*GUIDE PRICE: £55,000+ (plus fees)

**Situation:**

A three bedroom semi-detached property situated in the sought after residential location of Thorne. Accommodation comprising of entrance hallway, lounge, conservatory, kitchen, utility area, to the first are three bedrooms, bathroom, separate w/c and front and rear garden. The property has upvc double glazing and gas fired central heating.

Description:**Accommodation:**

uPVC double glazed Entrance Door into:

Hallway:

uPVC double glazed window to side elevation, radiator, stairs rising to first floor. **Door to:**

Lounge: 5.84m x 3.31m (19'2 x 10'10)

uPVC double glazed window to front elevation with radiator below. Marble effect fireplace and hearth with wood surround, **opening to:**

Conservatory: 3.16m x 2.37m (10'4 x 7'9)

Double glazed wooden framed with door to rear out to garden

Door from Hallway to:**Kitchen:** 2.28m x 3.73m (7'6 x 12'3)

uPVC double glazed window to the rear elevation, radiator. Fitted kitchen with base, wall and drawer units, inset stainless steel sink and drainer unit with mixer tap. Space for cooker, access to under stairs storage. Wall mounted gas central heating boiler wooden glazed door to side elevation leading to:

Covered passageway: uPVC double glazed entrance door to front elevation. uPVC double glazed window to rear elevation, uPVC double glazed entrance door with window to side out to garden, radiator, access to storage area and:

Utility Area: 2.11m x 1.79m (6'11 x 5'10)

Fitted base and wall units, inset stainless steel sink and drainer and provision for automatic washing machine.

First Floor landing:

uPVC double glazed window to side, loft access and doors to:

Bedroom: 2.19m x 2.61m (7'2 x 8'7)

uPVC double glazed window to front elevation with radiator below, and storage cupboard, door off to:

Bedroom: 2.51m x 2.64m (8'3 x 8'8)

uPVC double glazed window to front elevation with radiator below

Off Landing to: Bedroom: 3.14m x 2.86m (recess to door) (10'4 x 9'5 recess to door)

Bathroom: 1.44m x 1.66m (4'9 x 5'5)

uPVC double glazed window to rear, radiator. Pedestal wash hand basin, bath with tiled splash backs and built in storage cupboard.

Separate W.C: 1.68m x 0.78m (5'6 x 2'7)

uPVC double glazed window to side and W.C

Outside: Enclosed rear garden mainly set to lawn. Front driveway allowing off road parking and front garden.

Tenure: Freehold

Local Authority: West Lindsey District Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: James Walsh.

Energy Performance Certificate (EPC): Current Rating C

Viewing: Strictly by appointment with Auction House.

Additional Fees

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

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

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

Residential for improvement

1 Lampton Grove, Grimsby, Lincolnshire DN32 0HU

***GUIDE PRICE:**

£40,000+ (plus fees)

Please note at the time of preparing details, no internal inspection was possible.

Situation:

The property is located on Lampton Grove, a central area close to the town centre. Grimsby itself offers a wealth of facilities and amenities and good access to the M180 motorway network.

Description:

The property comprises a three bedroom end terrace house requiring a full scheme of refurbishment and is understood to be suffering from structural damage.

Accommodation

Ground Floor: Vestibule, Hall, Two Reception Rooms, Kitchen and Pantry

First Floor: Landing, Three Bedrooms and Bathroom/W.C. Outside Gardens to the front and rear.



Tenure: Freehold

Local Authority: North East Lincolnshire Council

Solicitors: Walker Morris – LBG, Kings Court, 12 King Street, Leeds, LS1 2HL. Tel: 01132 2832505.

Energy Performance Certificate (EPC): Current Rating F

Viewing: Strictly by appointment with Auction House.

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

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My cheque of £ payable to AUCTION HOUSE LINCOLNSHIRE (amount if applicable)

I hereby authorise Auction House to undertake Proof of Identification checks using the information provided.

Date of Birth Period living at current address NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

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.

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 bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £3,000 PER LOT.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose of verifying your identity. To do so Experian 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.
3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House Lincolnshire, North Notts and South Yorks, Rebrook House, 124 Trinity Street, Gainsborough DN21 1JD 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 Lincolnshire, North Notts and South Yorks and this can be done by telephoning the office.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser 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 administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. 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.
6. 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.
7. 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, any failure to validate Proof of Identification, 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.
8. 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).
9. 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 £3,000) 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.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. 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 by post and the deposit returned as soon as reasonably possible.
12. 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.
13. 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.
14. 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.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

MEMORANDUM OF SALE



Property Address:

Lot No.

Price:

The Vendor:

The Purchaser:

Post Code:

Tel:

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

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

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

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions and any special and extra special conditions included within the legal pack.

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of £900.000 (£750.00 + VAT) plus Buyers Premium if applicable.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

The glossary gives special meanings to certain words used in both sets of conditions..

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement.

SALE CONDITIONS

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

IMPORTANT NOTICE

A prudent buyer will, before bidding for a lot at an auction:

- take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- read the conditions;
- inspect the lot;
- carry out usual searches and make usual enquiries;
- check the content of all available leases and other documents relating to the lot;
- check that what is said about the lot in the catalogue is accurate;
- have finance available for the deposit and purchase price;
- check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer.

If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
- where the following words are printed in bold type they have the specified meanings.

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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

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

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

A5 THE CONTRACT

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

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

A5.3 **You** must before leaving the **auction**:

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

A5.4 If **you** do not **we** may either:

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

A5.5 **The deposit**:

- (a) is to be held as stakeholder where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**, but otherwise is to be held as stated in the **sale conditions**; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra auction conduct conditions may state if **we** accept any other form of payment.

A5.6 **We** may retain the **sale memorandum** signed by or on behalf of the **seller** until the deposit has been received in cleared funds.

A5.7 If the **buyer** does not comply with its obligations under the **contract** then:

- (a) **you** are personally liable to buy the **lot** even if **you** are acting as an agent; and
- (b) **you** must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **buyer's** default.

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

A6.1 Despite any **special condition** to the contrary the minimum deposit **we** accept is £3,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit.

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

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

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

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

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

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

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

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

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

G2. DEPOSIT

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

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

G2.2 The deposit

- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
- (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

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

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat

the **contract** as at an end and bring a claim against the **buyer** for breach of contract.

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

G3. BETWEEN CONTRACT AND COMPLETION

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

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

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

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

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

G4. TITLE AND IDENTITY

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

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

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

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

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

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

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

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

G5. TRANSFER

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

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

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

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

G6. COMPLETION

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

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

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

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

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

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

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G7. NOTICE TO COMPLETE

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

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

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

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

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

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

G8. IF THE CONTRACT IS BROUGHT TO AN END

If the contract is lawfully brought to an end:

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

G9. LANDLORD'S LICENCE

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G10. INTEREST AND APPORTIONMENTS

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

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

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

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

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

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

G11. ARREARS

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

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

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

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

G12. MANAGEMENT

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

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

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

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

G13. RENT DEPOSITS

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

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

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

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

G14. VAT

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

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

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:

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

G16. CAPITAL ALLOWANCES

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

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

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

G16.4 The seller and buyer agree:

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

G17. MAINTENANCE AGREEMENTS

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

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G18. LANDLORD AND TENANT ACT 1987

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

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

G19. SALE BY PRACTITIONER

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and

- (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20. TUPE

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

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

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

- (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.

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

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

G21. ENVIRONMENTAL

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

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

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

G22. SERVICE CHARGE

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

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

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

- (a) service charge expenditure attributable to each tenancy;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

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

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

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

but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

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

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
- (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. RENT REVIEWS

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

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

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

G23.4 The seller must promptly:

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

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

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

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24. TENANCY RENEWALS

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

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

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

G24.4 Following completion the buyer must:

- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

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

G25. WARRANTIES

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

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

- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

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

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

G26. NO ASSIGNMENT

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

G27. REGISTRATION AT THE LAND REGISTRY

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

- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
- (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

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

- (a) apply for registration of the transfer;
- (b) provide the seller with an official copy and title plan for the buyer's new title; and
- (c) join in any representations the seller may properly make to Land Registry relating to the application.

G28. NOTICES AND OTHER COMMUNICATIONS

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

G28.2 A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

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

- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

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

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