

**AUCTION
HOUSE**

BRISTOL & WEST

**The UK's No. 1
Auctioneer selling
more properties
across the UK
than anyone else**

LAND & PROPERTY AUCTION

Monday 11th February 2019

7.00pm

The Heineken Lounge
Ashton Gate Stadium
Winterstoke Road
Bristol BS3 2LQ



HIGHLIGHTS FROM THE DECEMBER AUCTION

Lower GFF, 6 Cotham Gardens, Cotham, Bristol BS6 6HD
Guide: £250,000



A substantial 2 bedroom garden flat in need of modernisation with allocated parking and potential to create 2 flats.

3 Leigh View Road, Portishead BS20 7ED
Guide: £225,000



A large period family home in need of complete refurbishment.

104 Dundry Lane, Dundry, Bristol BS41 8JE
Guide: £225,000



Substantial two bedroom detached bungalow with far reaching views.

16 Hadrian Close, Sea Mills, Bristol BS9 1DZ
Guide: £50,000 – £70,000



Detached two bedroom prefab bungalow set in 0.12 acre plot, overlooking the River Avon.

Do you need to sell quickly?

Entries are being taken for our next auction on

Thursday 28th March 2019

**AUCTION
HOUSE**

BRISTOL & WEST

MESSAGE FROM THE AUCTIONEERS

Welcome to our February auction

Following on from yet another record breaking and award-winning year for Auction House we are pleased to once again be returning to Ashton Gate Stadium for the first of our auctions of 2019. 2018 saw Auction House sell 3,680 lots from our 40 auction rooms during 2018, representing a 74% success rate and raising over £444 million for our clients as well as winning the Negotiator Magazine's silver award for Residential Auction Service of the Year.

This auction sees lots on offer from across Bristol, Bath Somerset and Gloucestershire with something for most budgets. There are several plots of land of varying sizes as well as properties for refurbishment and investment.

With transaction times taking longer and longer more and more sellers are turning to auction as a viable alternative to

selling through estate agents. New for 2019, we will be offering a monthly national online auction service running alongside our 7 traditional in room auctions for the year. This means that no matter what your timescale we will have an auction to suit you.

If you are thinking of selling please make sure you consider the auction route as well. To arrange a free no obligation auction appraisal please give the team a call.

Best Wishes and a happy and prosperous 2019 from all at the Auction House Bristol & West team.

Kind regards

Peter & David Beddoe and the rest of the Auction House Bristol & West Team

We are pleased to be working with:



67 High Street, Nailsea,
Bristol BS48 1AE
T: 01275 857773
E: infonailsea@westcoastproperties.uk.com
W: westcoast-properties.co.uk
Lot: 2



Shepton Mallet, 44 High Street,
Shepton Mallet, Somerset BA4 5AS
T: +44 (0)1749 342 457
E: sales@geoffreysmith.org
W: geoffreysmith.org
Lots: 3, 4, 8, 9, 10 & 15



489 Bath Road, Saltford
Bristol, BS31 3BA
T: 01225 400 400
E: saltford@daviesandway.com
W: daviesandway.com
Lots: 3, 4, 8, 9, 10 & 15



Briarwood Chambers, 15 High Street,
Cinderford
T: 0159 4823 033 / 01594 822221
E: cinderford@kjtoombs.co.uk
W: kjtoombs.co.uk
Lot: 5



43A Newerne Street,
Lydney, GL15 5RA
T: 0159 484 4444 / 0159 484 4944
E: lydney@kjtoombs.co.uk
W: kjtoombs.co.uk
Lot: 6



13/14 Alexandra Parade, Weston Super Mare,
Somerset, BS23 1QT
T: 01934 414128
E: infoweston@westcoastproperties.uk.com
W: westcoast-properties.co.uk
Lots: 11, 12 & 13

NEXT AUCTION DATES

28th March 2019 • 23rd May 2019 • 11th July 2019 • 17th September 2019



We want to work with Estate, Letting & Commercial Agents in the South West



JOIN US TODAY!



Auction House works with many Partner Agents throughout the South West; our aim has always been to run successful professional auctions and to make that service available for independent agents too. We have a well-proven Partner Agent programme and a fee sharing structure that is delivering extra income in a speedy and efficient manner.



We welcome enquiries from any Estate, Letting or Commercial Agent in the South West who is looking to offer an alternative service to their clients. Working with us can ensure a listing isn't lost to an auction competitor or other agent in the local area.



Lees and Waters Estate Agents operate as a Partner Agent in the Bridgwater area:

I'd just like to extend our thanks to Sean and team for their help in the sale of Marina Row. After a bad survey we were having to disclose the defects brought to light and finding a buyer on the second hand sales market was proving difficult.



After a timely meeting with Sean it seemed sending the property to auction would be the best route. It proved to be the best option with a sale agreed on the night of the auction and completion 20 days thereafter.



Wouldn't hesitate to use Auction House Bristol & West again.

For more information about how the Partner Agent role works please call David Beddoe on 0117 9464949 or email bristol@auctionhouse.co.uk

AUCTION VENUE

BRISTOL & WEST
Monday 11th February 2019
7.00pm

The Heineken Lounge
Ashton Gate Stadium
Winterstoke Road
Bristol BS3 2LQ



auctionhouse.co.uk/bristol

Please make sure you get your parking validated in the auction room.



AUCTION INFORMATION



Administration Charge Purchasers will be required to pay by cheque, an administration charge of 0.3% or a minimum 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, building society cheque or personal 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/bristol.



***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, photographs 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.

ORDER OF SALE

Monday 11th February 2019 7.00pm

The Heineken Lounge, Ashton Gate Stadium, Winterstoke Road, Bristol BS3 2LQ

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	1 Pembery Road, Bedminster, Bristol BS3 3JR	£250,000+++	Residential for Improvement
2	66 Main Road, Cleeve, Bristol, North Somerset BS49 4PF	£380,000+++	Residential for Improvement
3	Land, Mill Lane, Radford, Bath, Bath & North East Somerset BA2 0QF	£100,000+++	Plots/Building Land
4	Knockan, Mill Lane, Radford, Bath, Bath & North East Somerset BA2 0QF	£50,000+++	Agricultural/Amenity Land
5	35 Market Street, Cinderford, Gloucestershire GL14 2RT	£100,000 - £125,000	Residential
6	Crump Farm House & Barn, Naas Lane, Lydney, Gloucestershire GL15 4ES	£180,000 - £210,000	Residential for Improvement
7	Flat 11, Crusader House, 12 St Stephens Street, Bristol BS1 1EL	£95,000+++	Residential Investment
8	Parcel A, Land North of Lipyate Farm, Lipyate, Holcombe, Radstock, Somerset BA3 5EL	£50,000+++	Agricultural/Amenity Land
9	Parcel B, Land North of Lipyate Farm, Lipyate, Holcombe, Radstock, Somerset BA3 5EL	£50,000+++	Agricultural/Amenity Land
10	Parcel C, Land North of Lipyate Farm, Lipyate, Holcombe, Radstock, Somerset BA3 5EL	£5,000 - £10,000	Agricultural/Amenity Land
11	Flat 1 Branton House, 21 Montpelier, Weston-Super-Mare, North Somerset BS23 2RJ	£80,000+++	Residential
12	Flat 2 Branton House, 21 Montpelier, Weston-Super-Mare, North Somerset BS23 2RJ	£80,000+++	Residential
13	Flat 5 Branton House, 21 Montpelier, Weston-Super-Mare, North Somerset BS23 2RJ	£75,000+++	Residential
14	23 Brocks Mount, Stoke-Sub-Hamdon, Somerset TA14 6PJ	£125,000+++	Residential Investment
15	Garage, Treetops, Bristol Road, Keynsham, Bristol, Bath & North East Somerset BS31 2WL	SOLD PRIOR	Garage
16	43 Broadlands Drive, Lawrence Weston, Bristol BS11 0PD	£100,000+++	Residential for Improvement

*Description on Auction Information page

WAYS TO BID AT AN AUCTION

IN PERSON



As a potential buyer you attend the auction and bid for the property.

BY PROXY



Proxy bidding is used when you cannot attend the auction.

BY TELEPHONE



A telephone bidding service is also available to those unable to attend, but you will need to make the necessary arrangements with Auction House prior to auction day.

Completion of a Proxy or Telephone Bidding Form sent to us with your deposit cheque and buyers administration fee is all that is needed to make either a Proxy or Telephone Bid. This can be found within the auction catalogue, on our website auctionhouse.co.uk/bristol or call our regional auction office:

Bristol & Somerset: 0117 946 4949
Bath & West Wilts: 01225 617 001
Gloucestershire: 01452 596 654

or email bristol@auctionhouse.co.uk



Tenure: Freehold
Local Authority: Bristol City Council
Solicitors: Barcan Kirby – Clifton, 199a Whiteladies Road, Clifton, Bristol, BS8 2SB. Tel: 0117 914 7370.
Viewing: Saturdays 11.30 –12.00
Energy Performance Certificate (EPC): Current Rating E

Residential for improvement



1 Pembroly Road, Bedminster, Bristol BS3 3JR

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

A 2 bedroom end of terrace house in need of updating, ideal for first time buyers or investors

Built around the turn of the last century this is a spacious 2/3 bedroom end of terrace house situated in the Chessels area of Bedminster. The property offers 2 reception rooms, kitchen and downstairs bathroom whilst upstairs there are 2 double bedrooms plus a single bedroom, access from bedroom 2. Having recently had a new extension roof fitted the property is now ready for someone to put their own stamp on it. It is ideal for first time buyers or investors and is offered with a completion date of the 25th March 2019.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement



66 Main Road, Cleeve, Bristol, North Somerset BS49 4PF

***GUIDE PRICE:**
£380,000+++ (plus fees)

Substantial link-detached 4 bedroom house set in large 0.4 acre plot

Occupying a large plot of approximately 0.4 acres this large link-detached house offers significant redevelopment potential (subject to planning). The property benefits from approximately 65m of road frontage along the A370 and has vehicular access from an unclassified road at the rear of the property that links from Main Road to Cleeve Hill Road. It has the added benefit of both pedestrian and vehicular access across the adjoining property from Main Road as well. Situated on the south east side of the plot there is plenty of space to extend and alter the existing dwelling or perhaps even build a detached dwelling within the grounds, subject to the necessary consents. Alternatively, the property could make an attractive family home within the catchment area of Backwell Senior School. For the more speculative there may even be scope to demolish the existing 1960's style property in favour of a larger development.

Accommodation: The ground floor accommodation of the property comprises an entrance hall, 3 reception rooms, kitchen, utility room, cloakroom and garage. The first floor provides a large landing, 4 double bedrooms, one with ensuite and family bathroom. The property has been let for some time and is now in need of some general updating.

Possession: Whilst currently tenanted the property will be sold subject to vacant possession. Completion will be subject to 7 days' notice upon receipt of vacant possession but not before the 1st April.

Additional Fees

Buyer's Premium: £3000 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

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

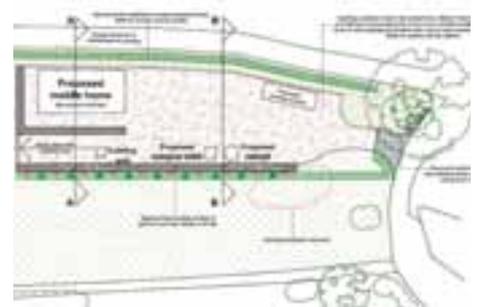
Tenure: Freehold
Local Authority: North Somerset District Council
Viewings: By appointment with partner agents Westcoast Properties T: 01275 857773
Solicitors: Berlad Graham, Boundary House, Cricketfield Road, Uxbridge, UB8 1QG. Tel: 01895 457474. Ref: Ms Luiza Olakitan.
Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)

Land, Mill Lane, Radford, Bath, Bath & North East Somerset BA2 0QF

*GUIDE PRICE: **£100,000+++** (plus fees)



A parcel of land in the cam valley extending to approximately 1.3 acres with planning consent for a private gypsy and traveller caravan site.

A parcel of land extending to approx 1.3 acres comprising a site for a private gypsy and traveller caravan site consisting a site for 1 mobile home and 1 touring caravan together with an adjoining paddock. The property is situated in Radford a popular rural area between the villages of Timsbury (under a mile away) and Paulton (1.8 miles). The City of Bath is 8 miles to the North-East.

Description:

Planning Consent : Change of use of land to a private gypsy and traveller caravan site consisting of 1 no mobile home, 1 no touring caravan and associated development. Reference 15/03282/FUL granted subject to conditions by Bath & North East Somerset Council on 10th October 2016.

Site Licence: A caravan site licence for no more than 2 units granted under Caravan Sites and Control of Development Act 1960 as amended by the Mobile Homes Act 2013 dated 20th June 2017 is available for inspection.

Tenure: Freehold

Local Authority: Bath and North East Somerset Council

Solicitors: Everys Solicitors, 5 Heron Gate Office Park, Hankridge Way, Taunton, TA1 2LR. Tel: 01823 337636. Ref: Ms Helen Jones.

Agents Note: There is a footpath along the southern boundary of the site.

Additional Land Available: A further 2.6 acres that adjoins this lot is being sold as a separate lot in the same auction

Viewings: By appointment with joint partner agents Davies & Way T: 01225 400400

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts

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



Agricultural/ Amenity Land



Knockan, Mill Lane, Radford, Bath, Bath & North East Somerset BA2 0QF

*GUIDE PRICE:

£50,000+++ (plus fees)

An interesting parcel of land in the cam valley extending to approximately 2.6 acres providing a smallholding/investment opportunity.

The property comprises a parcel of land believed to extend to approx 2.6 acres comprising the bed of an old railway line, paddock land and the bed of the old Somerset Coal Canal. The property is situated in Radford a popular rural area between the villages of Timsbury (under a mile away) and Paulton (1.8 miles). The City of Bath is 8 miles to the North-East. The property is presently used for storage and for keeping geese. Two buildings are included in the sale.

Description:

Timber Framed Corrugated Clad Building: With external measurements of 13.6m x 5.20m

Converted Metal Container: External measurements 6.10m x 2.40m

Open Framed Timber Hay Barn:

Planning: We understand the buildings have been on site for many years. There is no planning consent. A residential caravan lived in for many years at the western end of the site (which will be removed prior to completion) is currently rated for Council Tax as Band A.

Public Footpath: We understand the land has two public footpaths crossing it, one along Jennys Path to the south of the site and another running north-south.



Tenure: Freehold

Local Authority: Bath and North East Somerset Council

Viewings: By appointment with partner agent Davies & Way T: 01225 400400

Solicitors: Everys Solicitors, 5 Heron Gate Office Park, Hankridge Way, Taunton, TA1 2LR. Tel: 01823 337636. Ref: Ms Helen Jones.

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

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

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*Description on Auction Information page



Residential



35 Market Street, Cinderford, Gloucestershire GL14 2RT

*GUIDE PRICE:

£100,000 - £125,000 (plus fees)

A three bedroom terraced property with potential for conversion subject to planning.

This three bedroom terraced property situated in Market Street Cinderford offers versatile accommodation over three floors including open plan living on the ground floor and a basement with two rooms. There is potential for conversion subject to the necessary planning consents being obtained.

Accommodation: The accommodation offers open plan living on the ground floor with 3 bedrooms and a family bathroom on the first floor. From the kitchen area a trap door leads to the basement area which has two rooms and a kitchen area/store room. To the rear of the property there is an enclosed garden which has a large timber shed with power and light and a chicken coup. To the side of the property is a gated hauling way providing access to the garden and the lower ground floor making the property ideal for a flat conversion.



Local Authority: Forest of Dean District Council

Solicitors: Dobbs and Drew, Blue Rock House, Blue Rock Crescent, Bream, Lydney, GL15 6LW. Tel: 01594 562239. Ref: Lisa Dobbs.

Viewing: By appointment with Partner Agents KJT Residinetial Cinderford T: 0159 4823 033

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/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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CLIFTON 199a Whiteladies Rd, Bristol BS8 2SB
KINGSWOOD 111/117 Regent St, Bristol BS15 8LJ
THORNBURY 36 High St, Thornbury BS35 2AJ

Barcan+Kirby

This firm is authorised and regulated by the Solicitors Regulation Authority. No. 588743

Crump Farm House & Barn, Naas Lane, Lydney, Gloucestershire GL15 4ES

*GUIDE PRICE: **£180,000 - £210,000** (plus fees)



A significantly fire damaged farm house having under gone partial repair, substantial derelict barn and further outbuildings

Situated on the outskirts of Lydney this is a substantial detached Grade II Listed farm house and barn set in circa 0.5 acres. The property has been neglected for some time and has sustained significant fire damage. In addition to the main barn there is a second more recent barn within the curtilage.

Description:

The Farmhouse: The farmhouse has sustained considerable fire damage with most of the features detailed in the listing lost. The principle accommodation is arranged over the ground and first floors with further loft rooms and substantial basement/undercroft. The property is essentially one room thick with all rooms off a corridor/hallway. The footprint of the main part of the building is circa 21m x 7m with additional wings to the front of 7m x 6m and to the side of 3m x 7m.

The Barns: The main barn has suffered significant damage and has partially collapsed. The dimensions of the main footprint of the building are approximately 20m x 6m with additions to the side and rear. Although single storey there is sufficient height within the a-frame roof truss to offer two stories and the property offers significant residential development potential subject to the necessary consents. The second barn is smaller and block built and is approximately 8m x 3m. The land around it is particularly

overgrown but there may be a further derelict structure/footings.

Measurements: Due to limited access all measurements quoted have been scaled from plans and are approximately only and should not be relied upon.

Situation: The property is located approximately quarter of a mile from Lydney town centre which offers a wide range of shops as well as train station and hospital. Chepstow is approximately 9 miles away whilst Bristol is within easy commuting distance now that the Severn Crossing tolls have been removed. Please note Nass Lane is split by the bypass with no direct access from it. The property is approached from the town centre. If using a Sat Nav it may try and take you to the section of Nass Lane on the other side of the bypass.

Agents Note: The adjoining field is subject to an outline planning application for a major mixed use development. Whilst the development will surround Crump Farm, based on the current plans the immediate adjoining land has been zoned as an ecology area and deliberately left clear of development to minimise the impact on the farm.

Viewings: The grounds of the property may be viewed at any reasonable time with a copy of the auction catalogue. Please note the barn is unsafe and there will be no internal viewings. The farmhouse is available to view by appointment.

Tenure: Freehold

Local Authority: Forest of Dean District Council

Solicitors: Priority Law Limited, Priority House, 22 Church Street, Wilmslow, Cheshire, SK9 1AU. Tel: 0161 207 7600.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

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



Residential Investments

Flat 11, Crusader House, 12 St Stephens Street, Bristol BS1 1EL

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

A recently converted 3rd floor 1 bedroom flat in a popular central position let at £850 pcm

Situated a stones throw from Bristol's City centre this circa 45 sqm, well presented 1 bedroom flat is ideal for investors. Located on the third floor the property is approached via a lift or stairs and enjoys views from the rear towards St Stephens Church. The building enjoys easy access to the wide range of bars, restaurants and cafes on offer around the centre, on Corn Street and on the Harbourside, whilst there is a wide range of shopping opportunity throughout Broadmead and Cabot Circus. The property is currently let at £850 pcm/ £10,200 per annum representing a gross yield of over 10% based on the guide price.

Accommodation:

Entrance hall, open plan living space, large double bedroom and large bathroom.

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

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



Tenure: Leasehold - residue of 125 year lease from 2005.

Service Charge: £300 pcm and includes electric.

Local Authority: Bristol City Council

Solicitors: Anthony Clark & Co, 16A Guildhall Street, Lincoln, LN1 1TT. Tel: 01522 512321. Ref: Mr T Scott.

Viewing: Wednesdays 13:00 - 13:30.

Energy Performance Certificate (EPC): Current Rating E

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[*Description on Auction Information page](#)



Agricultural/ Amenity Land

Parcel A, Land North of Lipyeate Farm, Lipyeate, Holcombe, Radstock, Somerset BA3 5EL

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

A parcel of approx 5 acres of land with vehicular access. A smallholding/investment opportunity.

A parcel of paddock land extending to approximately 5 acres (2.02 Hectares) with vehicular access and two metal storage containers. We understand that water is connected. The property is situated in a scenic/rural location in the hamlet of Lipyeate to the north of the village of Coleford. Nearby towns include Midsomer Norton, Radstock, Frome and Shepton Mallet.

Agents Note: The eastern boundary of the land shows some discrepancy on the ground compared to the Land Registry Plan. The land is sold as seen.

A boundary between parcels A and B is presently unfenced. The purchaser of parcel A has the responsibility to fence the boundary to an agreed standard within 3 months of completion.

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

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



Tenure: Freehold

Local Authority: Mendip District Council

Viewings: Any time during daylight hours with a copy of the auction catalogue. Please note viewings are entirely at your own risk

Solicitors: Everys Solicitors, 5 Heron Gate Office Park, Hankridge Way, Taunton, TA1 2LR. Tel: 01823 337636. Ref: Ms Helen Jones.

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[*Description on Auction Information page](#)



Agricultural/ Amenity Land



Parcel B, Land North of Lipyeate Farm, Lipyeate, Holcombe, Radstock, Somerset BA3 5EL

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

A small holding investment opportunity

A parcel of paddock land extending to approximately 3.75 acres (1.52 hectares) with vehicular access and timber buildings (in need of repair). The property is situated in a scenic rural location in the hamlet of Lipyeate to the north of the village of Coleford. Nearby towns include Midsomer Norton, Radstock, Frome and Shepton Mallet.

Agents Notes:

The boundary of the land shows some discrepancy on the ground when compared with the Land Registry Plan. The land is sold as seen.



Tenure: Freehold

Local Authority: Mendip District Council

Solicitors: Everys Solicitors, 5 Heron Gate Office Park, Hankridge Way, Taunton, TA1 2LR. Tel: 01823 337636. Ref: Ms Helen Jones.

Viewings: Any time during daylight hours with a copy of the auction catalogue. Please note viewings are entirely at your own risk.

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contract

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](#)



Agricultural/ Amenity Land



Parcel C, Land North of Lipyeate Farm, Holcombe, Radstock, Somerset BA3 5EL

***GUIDE PRICE:**
£5,000 - £10,000 (plus fees)

A small parcel of land

This is a small parcel of land in the form of a ransom strip in a rural location. An investment opportunity which would suit adjoining owners or investors/speculators.



Tenure: Freehold

Local Authority: Bath and North East Somerset Council

Viewings: Any time during daylight hours with a copy of the auction catalogue. Please note viewings are entirely at your own risk.

Solicitors: Everys Solicitors, 5 Heron Gate Office Park, Hankridge Way, Taunton, TA1 2LR. Tel: 01823 337636. Ref: Ms Helen Jones.

Additional Fees

Buyer's Premium: £300 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack: £360 inc VAT payable upon the fall of the gavel/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](#)

New regulations require all Sellers and Buyers of a property prove their identity to the satisfaction of the auctioneer. These obligations are similar to those when opening a bank account or dealing with a solicitor.



What this means for you

We are prohibited from:

- Sellers: putting your property on the market until your identity has been confirmed
- Buyers: Completing the memorandum of sale until your identity has been confirmed

UK Individuals need to provide

ONE DOCUMENT FROM THIS LIST
Current signed passport
EU member state identity card
Current photo card driving licence
Armed Forces ID card
Firearms or shotgun certificate

AND

ONE DOCUMENT FROM THIS LIST
Utility bill/statement
Mortgage statement from a recognised lender
Bank, building society or credit union statement
Local council or housing association rent card
Current UK / EU Drivers Licence (paper version)

Corporate customers need to provide

Company Registration Number
Registered Address
Evidence the individual has authority to act on behalf of the company
ID for the individual as above

Bidding on behalf of another party

Proof of you own identity and residence
Proof of actual buyer's identity and residence plus letter confirming authority to bid

When you need to provide these

- Sellers: at the time you instruct us to market your property
- Buyers: at the point your offer is accepted, at the fall of the gavel.

Please note an online anti-money laundering check may also be carried out if required.

If you have any questions, please contact us on

☎ Bristol & Somerset: 0117 946 4949 ☎ Bath & West Wilts: 01225 617001 ☎ Gloucestershire: 01452 596 654

✉ auCTIONHOUSE@morgan-beddoe.co.uk



Residential

Flat 1 Branton House, 21 Montpelier, Weston-Super-Mare, BS23 2RJ

***GUIDE PRICE:**

£80,000+++ (plus fees)

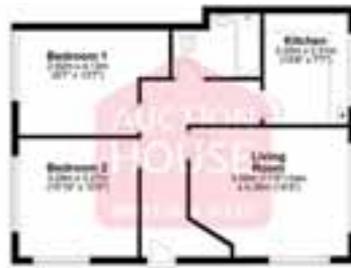
Large 2 bedroom ground floor flat with far reaching town and coastal views

At 65 sqm this is a large 2 bedroom ground floor flat occupying the end of a single storey extension to the rear of the main building. Benefiting from a dual aspect the property enjoys far reaching views over Weston and the coast. The accommodation offers 2 double bedrooms, living room, separate kitchen, a bathroom and also off street parking. The property is within walking distance of the town centre and sea front where all amenities can be found.

Rental Potential: We have been advised that the property is likely to rent for £650 pcm once refurbished to a modern standard, giving a potential gross annual yield in the region of 10%.

Agents Note: This is suitable for cash buyers only. There is no management company currently in place. The solicitors and LPA receivers will pay the building insurance on the flat and the purchaser will need to become part of the management company upon completion.

Completion: 14 days from the date of the auction



Tenure: Leasehold

Local Authority: North Somerset District Council

Solicitors: Walker Morris LLP, Kings Court, 12 King Street, Leeds, LS1 2HL. Tel: 0113 283 2505.

Viewings: By appointment with West Coast Properties Tel: 01934 414128

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential

Flat 2 Branton House, 21 Montpelier, Weston-Super-Mare, BS23 2RJ

***GUIDE PRICE:**

£80,000+++ (plus fees)

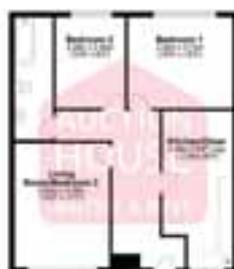
A large 2 bedroom ground floor flat with parking ideal for investors

This is a substantial 2 bedroom flat situated to the rear of the main building in a single storey rear extension. At 64 sqm the accommodation offers a lounge, separate kitchen/diner, 2 double bedrooms and a family bathroom. Outside there is ample off street parking. The layout lends itself to be reconfigured to provide 3 bedrooms subject to the necessary consents. The property is within walking distance of the town centre and sea front where all amenities can be found.

Rental Potential: We have been advised that the property is likely to rent for £650 pcm once refurbished to a modern standard, giving a potential gross annual yield in the region of 10%.

Agents Note: This is suitable for cash buyers only. There is no management company currently in place. The solicitors and LPA receivers will pay the building insurance on the flat and the purchaser will need to become part of the management company upon completion.

Completion: 14 days from the date of the auction



Tenure: Leasehold

Local Authority: North Somerset District Council

Solicitors: Walker Morris LLP, Kings Court, 12 King Street, Leeds, LS1 2HL. Tel: 0113 283 2505.

Viewings: Viewings by appointment with West Coast Properties Tel: 01934 414128

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential

Flat 5 Branton House, 21 Montpelier, Weston-Super-Mare, BS23 2RJ

***GUIDE PRICE:**

£75,000+++ (plus fees)

Large 2 bedroom lower ground floor flat with off street parking, in need of modernisation.

This is a substantial 2 bedroom flat occupying the lower ground floor of a large detached Victorian building. The property is approached from the rear of the building and at 75 sqm offers generous proportions. Now in need of modernisation there is an opportunity to reconfigure the accommodation to provide a better layout. Currently the accommodation provides an entrance hall, living room, 2 double bedrooms, hallway/study, separate kitchen and bathroom. Outside there is ample off street parking.

Rental Potential: We have been advised that the property is likely to rent for £650 pcm once refurbished to a modern standard, giving a potential gross annual yield in the region of 10%.

Agents Note: This is suitable for cash buyers only. There is no management company currently in place. The solicitors and LPA receivers will pay the building insurance on the flat and the purchaser will need to become part of the management company upon completion.

Completion: 14 days from the date of the auction

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

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



Tenure: Leasehold

Local Authority: North Somerset District Council

Solicitors: Walker Morris LLP, Kings Court, 12 King Street, Leeds, LS1 2HL. Tel: 0113 283 2505.

Viewings: By appointment with West Coast Properties Tel: 01934 414128

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)



Residential Investments

23 Brocks Mount, Stoke-Sub-Hamdon, Somerset TA14 6PJ

***GUIDE PRICE:**

£125,000+++ (plus fees)

A tenanted 3 bedroom maisonette

Brocks Mount is an attractive hamstone development within the village of Stoke-sub-Hamdon, which benefits from a range of local facilities. The village lies just off the A303 approximately 10 minutes drive from the town of Yeovil. No. 23 is a large 1st floor maisonette of 102 sqm (taken from EPC) offering 3 double bedrooms (2 with ensembles) lounge, kitchen/diner and family bathroom. To the rear of the property is a small outside area leading to a garage located in a block with up and over door, light and power.

Possession: The property is sold subject to an existing occupation in respect of which no written tenancy agreement is available and no rent is currently being received by the vendor

Viewings: Access is restricted we will attempt to arrange a viewing prior to the auction although cannot guarantee it. Please register for the legal pack to be kept up to date as to when this might be.

Agents Note: The auctioneers have not inspected the property

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

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

Tenure: Leasehold

Local Authority: Somerset County Council

Solicitors: Bond Dickinson, Ballard House, West Hoe Road, Devon, PL1 3AE. Tel: 03454150000. Ref: Jackie Gale.

Energy Performance Certificate (EPC): Current Rating C

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[*Description on Auction Information page](#)

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Garage

Garage, Treetops, Bristol Road, Keynsham, BS31 2WL

*GUIDE PRICE:

£20,000+++ (plus fees)

Substantial stone built detached garage with a small plot of land.

An unusual opportunity to purchase a good size stone built garage fronting Bristol Road on the west edge of Keynsham ideal for storage and with potential for conversion to other uses subject to the necessary planning consent. The property enjoys a prominent location within walking distance of the town centre and adjacent to the recently completed Treetops Development and bordering a public footpath to the west, Bristol Road to the north and the Treetops Development to the east and south.

Description:

The garage has been panelled internally and has power and light connected. The internal measurements are 5.35m x 4.47m

Planning: Our clients have not made any formal approach to the local planning authority Bath and North East Somerset Council. Interested parties should make their own enquiries to the local planning authority regarding change of use/planning consent.

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

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



Tenure: Freehold

Local Authority: Bath and North East Somerset Council

Viewing: By appointment with partner agents Davies & Way tel: 01225 400400

Solicitors: Thrings Solicitors, 6 Drake Meadow, Penny Lane, Swindon, SN3 3LL. Tel: 01793 412628. Ref: Charlotte Barrett.

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*Description on Auction Information page

LEGAL PACKS



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

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

**AUCTION
HOUSE**

auctionhouse.co.uk

Residential for improvement

43 Broadlands Drive, Lawrence Weston, Bristol, BS11 0PD

*GUIDE PRICE: **£100,000+++** (plus fees)



A semi detached former council house needing attention

Situated close to the junction with Goldsbury Walk this is a semi detached former council house of non-standard construction and benefits from an open outlook over Our Lady of the Rosary R.C. V.A. Primary School. The property offers 2 reception rooms and kitchen on the ground floor and 3 bedrooms and bathroom on the first floor. To the front is a parking space and to the side is a path to the rear garden which features a wide range of mature trees and shrubs. The property is now in need of complete modernisation and improvement.

Description:

- Semi-detached house set in large plot
- Situated opposite a primary school
- 2 reception rooms & kitchen
- 3 bedrooms & bathroom
- Driveway & front garden laid to lawn
- Rear west facing garden with range of mature trees and shrubs
- Double glazing
- Gas central heating
- In need of modernisation
- Cash buyers only
- Non-standard construction

Agents Note: Please note the property is of non-standard construction and therefore there are a limited number of lenders for this type of property without the necessary structural repair and PRC certificate.

Tenure: Freehold

Local Authority: Bristol City Council

Solicitors: Fussell Wright, 59 Queen Charlotte Street, Bristol, BS1 4HL. Tel: 0117 927 9117. Ref: Angela Lawrence.

Viewing: Wednesdays 14:30 - 15:00. & Staurdays 12:30 - 13:00.

Energy Performance Certificate (EPC): Current Rating E



Disclaimer: Floor plans are intended as a guide only. No representation or warranty of any nature whatsoever will be given or intended and any person using this information should always refer to their own enquiries. Plans produced using Planity.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

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

DO YOU HAVE A PROPERTY
SUITABLE FOR AUCTION?

**WE ARE NOW
TAKING ENTRIES
FOR OUR NEXT
AUCTION**

**AUCTION
HOUSE**

BRISTOL & WEST

For all enquiries or a valuation contact

Bristol & Somerset: 0117 946 4949

Bath & West Wilts: 01225 617 001

Gloucestershire: 01452 596 654

bristol@auctionhouse.co.uk auctionhouse.co.uk/bristol

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Full Name (s):

Name of Company (if applicable):

Home or Company (address): Postcode:

Tel: Mobile:

Email:

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

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

PROPERTY AND BID DETAILS

Lot No.: Property Address:

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

(amount in words):

DEPOSIT (tick as applicable)

I attach a cheque for 10% of my proxy bid or £3000, whichever is the greater, plus 0.3% inc VAT, subject to a minimum of £900.00 (£750.00 + VAT Administration Charge) plus Buyers Premium if applicable.

OR

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include an Administration fee of 0.3% inc VAT subject to a minimum of £900.00 (£750.00 + VAT) plus Buyers Premium if applicable.

My cheque of £ payable to AUCTION HOUSE BRISTOL & WEST (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, Bristol & West, 94E Whiteladies Road, Clifton, Bristol BS8 2QX to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
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 0.3% or a minimum of £900.00 (£750.00 + VAT) should be added to the deposit cheque or a separate cheque should be made payable to Auction House Bristol & West.
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.

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of 0.3% or a minimum of £900.00 (£750.00 + VAT) plus Buyers Premium if applicable.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

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

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

A1.2 The catalogue is issued only on the basis that you accepted 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.

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- 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 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**.

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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.

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G18. LANDLORD AND TENANT ACT 1987

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

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

G19. SALE BY PRACTITIONER

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

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

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

G19.4 The lot is sold:

- in its condition at completion;
 - for such title as the seller may have; and
 - 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:

- 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
- 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:

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

- service charge expenditure attributable to each tenancy;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- 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:

- 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;
 - 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:

- the seller must pay it (including any interest earned on it) to the buyer on completion; and
- 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:

- give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- 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:

- with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
- 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
- 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:

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- 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:

- hold the warranty on trust for the buyer; and
- 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:

- procure that it becomes registered at Land Registry as proprietor of the lot;
- procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- 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:

- apply for registration of the transfer;
- provide the seller with an official copy and title plan for the buyer's new title; and
- 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:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgement does not count); or
- 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:

- when delivered, if delivered by hand; or
- 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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