

**AUCTION
HOUSE
CUMBRIA**

**AUCTION
HOUSE
NORTH EAST**

**AUCTION
HOUSE
COMMERCIAL**

**December
2018**



AUCTION VENUES

NORTH EAST
Tuesday 11th December
2018 7.00pm

Ramside Hall Hotel
Carrville
Durham
DH1 1TD



NORTH CUMBRIA
Wednesday 12th December
2018 12.00 noon

Carlisle Racecourse
Durdar Road
Carlisle
CA2 4TS



SOUTH CUMBRIA
Thursday 13th December
2018 6.30pm

Coronation Hall
County Square
Ulverston
LA12 7LZ



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MESSAGE FROM THE AUCTIONEER

THE UK'S NO. 1 RESIDENTIAL AUCTIONEER

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



Last Chance – Big Opportunity

This is our last round of auctions and the best chance you will get to purchase a property before winter sets in. December's catalogue is packed with opportunities and some gems that you won't want to miss. For those of you that are involved in refurbishment we include numerous properties for improvement across our wide trading area of Cumbria and North East. Remember, it is the right time of year to buy homes for updating – these internal projects are ideal for the winter months and as always you'll be adding value and bringing the completed properties back into the market in the Spring/Summer selling season. Investors too should be attracted to many of these auction lots – we are still experiencing a shortage of rental stock, so rents and yields for good condition homes are holding up well, and property in our area is still seen as a secure long term investment. We also have a good selection of commercial and mixed use lots included that offer diverse opportunities, some with change of use possibilities, and some land parcels too.

It has been a busy and highly successful year in the auctions sector, we remain market leaders and last month Auction House went past the major milestone of 3,000 lots sold in 2018 – our results are well ahead of last year thanks to the healthy appetite for selling and buying under the hammer. Selling by auction continues to grow in popularity in most parts of the country and in the current climate it's benefits of speed and certainty are even more highly valued. We often

get asked for our opinion on the property market – our answer is to reflect on the past when making decisions for the future. Over time properties will rise in value, they always have, and it is reasonable to believe that this will continue. There is uncertainty in the current market which has been negatively influenced by political issues, and this is reflected in slower sales through estate agents. But auctions are different and we set guides keenly enough to attract interest and deliver viewings. That is why the astute buyer will find opportunities and potential bargains in this catalogue. Successful purchasers will not be looking for short term gains, but have a future plan for their bricks and mortar investments. For those of you that fit this mould I hope that you will find what you are searching for, and the team look forward to meeting you at one of our scheduled Open House events.

As we move towards the festive period this is the chance for us to thank our many sellers and numerous buyers, plus those regular auction supporters across Cumbria and the North East who believe and trust in our service. We thank you all for your custom and your company in 2018, we hope you have an enjoyable seasonal break and look forward to working with you all again in 2019.

Colin West
Auctioneer

NEXT AUCTION DATES 2019

21st February (Cumbria) • 26th February (North East) • 17th April (Cumbria) • 23rd April (North East)

AUCTION INFORMATION



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

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

BIDDER REGISTRATION FORM



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

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

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

Email: ☐ Post: ☐ Neither: ☐

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

Solicitors Details

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

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

Cheque: ☐ Debit Card: ☐ Bank Payment: ☐

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

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

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

Cumbria
01228 510552

North East (Newcastle)
0191 908 9691

North East (Middlesbrough)
01642 931060



INTRODUCING ESTATE AGENTS

A selection of our loyal Joint Agents from across both regions

Cumbria

01228 510552

cumbria@auctionhouse.co.uk

North East

0191 908 9691

northeast@auctionhouse.co.uk

Tees Valley

01642 931060

teesvalley@auctionhouse.co.uk

ORDER OF SALE

Tuesday 11th December 2018 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	1 Davison Street, Boldon Colliery, Tyne and Wear	£28,000+	Residential
2	94 Oxford Road, Hartlepool, Cleveland	£19,000+	Residential
3	40 Eleventh Street, Horden, Peterlee, County Durham	£12,000+	Residential
4	26 Duke Street, Hartlepool, Cleveland	£22,000+	Residential
5	10 Twelfth Street, Horden, Peterlee, County Durham	£16,000+	Residential
5a	33 Brighton Grove, Fenham, Newcastle, Tyne and Wear	£155,000	Residential
6	41 Langley Avenue, Thornaby, Stockton-on-Tees, Cleveland	£36,000+	Residential
7	88c High Street, Felling, Gateshead, Tyne and Wear	£49,000+	Commercial
7a	3 Model Cottages, New Brancepeth, Durham, County Durham	£38,000+	Residential
8	227 Durham Road, Stockton-on-Tees, Cleveland	£75,000+	Commercial
9	319 Alexandra Road, Ashington, Northumberland	£23,000+	Residential
10	64 Stephen Street, Hartlepool, Cleveland	£20,000+	Residential
11	5 Logan Street, Langley Park, Durham, County Durham	£37,000+	Residential
12	42 Emerson Avenue, Linthorpe, Middlesbrough, Cleveland	£160,000+	Residential
13	18 Clifford Street, Langley Park, Durham, County Durham	£55,000+	Residential
14	Flat 4, 9 Bagdale, Whitby, North Yorkshire	£95,000+	Residential
15	15 Delaval Court, Bedlington, Northumberland	£29,000+	Residential
15a	83 Main Street, Lowick, Berwick-Upon-Tweed, Northumberland	£185,000+	Residential
16	52 & 53 Prince Regent Street, Stockton-on-Tees, Cleveland	£55,000 - £65,000	Commercial
17	25 Londonderry Street, Seaham, County Durham	£30,000 - £40,000	Residential
18	148 Burbank Street, Hartlepool, Cleveland	£32,000+	Residential
19	22 Seaside Lane, Easington, County Durham	£35,000+	Commercial
19a	127 Southwick Road, Sunderland, Tyne and Wear	£37,000+	Residential
20	52 Bishopton Road, Stockton-on-Tees, Cleveland	£100,000+	Residential
21	21 Cook Close, South Shields, Tyne and Wear	£40,000+	Residential
21a	83-85 Marygate, Berwick, Northumberland	£90,000+	Commercial
22	9 Grange Farm Road, Middlesbrough, Cleveland	£36,000+	Residential
23	6 Victoria Road East, Hebburn, Tyne and Wear	£120,000+	Commercial
24	Kimberley Street, Bishop Auckland, County Durham	£235,000+	Residential
25	20 Carlton Terrace, Blyth, Northumberland	£15,000+	Residential
26	Land at Conriggs, Bishop Auckland, County Durham	£15,000+	Agricultural/Amenity Land
27	Flat B 1-2 Belle Grove, Spital Tongues, Newcastle, Tyne and Wear	£75,000+	Residential
28	54 Barton Avenue, Hartlepool, Cleveland	£36,000+	Residential
29	35 Linsdale Walk, Cramlington, Northumberland	£30,000+	Residential
30	51 Stephen Street, Hartlepool, Cleveland	£20,000+	Residential
31	447 Cowpen Road, Blyth, Northumberland	£26,000+	Residential
32	Flat 12A, 3 Upgang Lane, Whitby, North Yorkshire	£75,000+	Residential
33	10/10a Harraton Terrace, Birtley, County Durham	£90,000+	Mixed Use
34	41 Brunton Street, Darlington, County Durham	£35,000+	Residential
35	6-7 Woods Terrace, Murton, County Durham	£45,000 - £55,000	Commercial
36	50 Stephen Street, Hartlepool, Cleveland	£20,000+	Residential
37	Development site, Patience Avenue, Seaton Burn, Newcastle upon Tyne, Tyne and Wear	£35,000 - £45,000	Commercial
38	99 Surrey Street, Middlesbrough, Cleveland	£26,000+	Residential
39	11 Collingwood Court, Washington, Tyne and Wear	£11,000+	Residential
40	53 Addison Road, Middlesbrough, Cleveland	£50,000+	Residential
41	5 Greenhills Terrace, Wheatley Hill, Durham, County Durham	£22,000+	Residential
42	Commercial Unit, Frank Place, Harraton Terrace, Birtley, Tyne and Wear	£30,000+	Commercial

***Description on Auction Information page**

ORDER OF SALE

Wednesday 12th December 2018 12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

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

Thursday 13th December 2018 6.30pm

Coronation Hall, County Square, Ulverston LA12 7LZ

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

***Description on Auction Information page**

North East: Lots 1 – 42

Tuesday 11th December 2018
7.00 pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

auctionhousenortheast.co.uk

**AUCTION
HOUSE**
NORTH EAST



Residential

**1 Davison Street, Boldon Colliery, Tyne and Wear
NE35 9JQ**

***GUIDE PRICE:**

£28,000+ (plus fees)

2 Bedroom End Terrace House

Two bedroom end of terrace house comprises; lounge, kitchen, first floor bedrooms and bathroom. Rear gated enclosed yard. Double glazing.

Description:

Entrance: Into lounge

Lounge: Front aspect, radiator.

Kitchen: Rear aspect, range of floor and wall units, stainless steel sink, drainer, radiator. Door to rear.

Bedroom 1: Front aspect, radiator.

Bedroom 2: Rear aspect, radiator.

Bathroom: 3 piece white suite, comprises; bath, low level WC, pedestal hand basin.

External: Rear enclosed garden, shed.

Please Note: This property carries a 21 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: South Tyneside Metropolitan Borough Council

Solicitors: Crane and Walton LLP, 21 - 25 London Road, Coalville, LE67 3JB. Tel: 01530 834466. Ref: Grace Marsh.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

94 Oxford Road, Hartlepool, Cleveland TS25 5RT

***GUIDE PRICE: £19,000+ (plus fees)**



ATTENTION INVESTORS AND DEVELOPERS DON'T MISS OUT ON THIS HOLIDAY CRACKER.

Two bedroom mid-terraced property located perfectly for a great rental opportunity. Situated ideally for local amenities and only a short distance from the main town centre this property will appeal to a number of buyers. The accommodation in brief comprises, entrance hall, lounge, kitchen and bathroom to the ground floor with landing and two bedrooms occupying the first floor. Upvc double glazing and gas central heating throughout with external enclosed rear yard and on street parking to the front. In need of some modernisation but priced to achieve maximum interest this is sure to be an attractive prospect to many people.

Description:

Ground Floor: Entrance Hall

Lounge – 3.90m x 3.80m

Kitchen – 3.90m x 2.00m

Bathroom

First Floor: Bedroom One – 3.90m x 3.00m

Bedroom Two – 1.90m x 2.20m

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



Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

Solicitors: Close Thornton, 2 Duke Street, Darlington, DL3 7AB. Tel: 01325 466461.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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



Residential

3

40 Eleventh Street, Horden, Peterlee, County Durham SR8 4QQ

***GUIDE PRICE:**

£12,000+ (plus fees)

Two bedroom mid terrace house

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

Description:

Lounge 15'9 x 14'3: Radiator, uPVC window to front aspect.

Kitchen 15'9 x 9'6: Range of modern wall and floor units, tiled splashback, integrated cooker and hob, uPVC window to rear aspect, door to rear yard.

Bathroom 8'3 x 5'3: Low level WC, bath, pedestal sink, radiator, uPVC window to rear aspect.

Bedroom 1 12' x 9'6: Fitted wardrobes, cupboard housing Combi boiler, radiator, uPVC window to front aspect.

Bedroom 2 11'9 x 10'1: Cupboard, radiator, uPVC window to rear aspect.

External: Rear yard.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)

Next Auction Date

26th February 2019

NOW TAKING ENTRIES FOR THIS AUCTION

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

For further information please call Auction House on

0191 908 9691 / 01642 931060

or email
northeast@auctionhouse.co.uk

**AUCTION
HOUSE**
NORTH EAST

26 Duke Street, Hartlepool, Cleveland TS26 8PX

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



SUPERB INVESTMENT OPPORTUNITY, THREE BEDROOM MID-TERRACED PROPERTY IDEAL FOR BUY TO LET.

Three bedroom mid-terraced property located perfectly for a great rental opportunity. Situated ideally for local amenities and schools only a short distance from the main town centre this property larger property will appeal to number of parties. The accommodation in brief comprises, entrance hall, lounge, kitchen, rear lobby and bathroom to the ground floor with landing and three bedrooms (two double and singles) occupying the first floor. Upvc double glazing and gas central heating throughout with external enclosed rear yard and on street parking to the front. In need of some modernisation but priced to achieve maximum interest this is sure to be an attractive prospect to many people.



Description:

Ground Floor: Entrance Hall

Lounge – 3.80m x 3.80m

Kitchen – 4.00 x 2.00m

Bathroom

Rear Lobby

First Floor: Bedroom One – 4.00m x 3.40m

Bedroom Two – 2.90m x 3.00m

Bedroom Three – 1.80m x 1.90m

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

Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

Solicitors: Close Thornton, 2 Duke Street, Darlington, DL3 7AB. Tel: 01325 466461.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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



Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating E

Residential

5

10 Twelfth Street, Horden, Peterlee, County Durham SR8 4QH

***GUIDE PRICE:**

£16,000+ (plus fees)

Three Bedroom Terraced House

This three bedroom house in Horden is the perfect buy to let opportunity. Comprises of lounge, kitchen, bathroom and three bedrooms. Property requires some basic updating. The property benefits from double glazed windows, gas central heating throughout. Tenanted on an AST £380 pcm. Situated within a short walk to local shops and bus route in to Peterlee and Durham.

Description:

Entrance:

Lounge 13'6 x 13'0: Radiator, front facing uPVC window.

Kitchen 12'0 x 15'6: Range of wall and floor units, integrated hob, Gas combi boiler, radiator.

Bathroom: Bath, pedestal sink, low level WC, wash basin.

Bedroom 1 14'6 x 13'3: Radiator, front facing uPVC window, cupboard.

Bedroom 2 11'0 x 8'2: Radiator, rear facing uPVC window.

Bedroom 3 8'0 x 7'9: Radiator, rear facing uPVC window.

External: Yard to rear.

Viewing: Please telephone 0191 9089691

Additional Fees

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

5a

33 Brighton Grove, Fenham, Newcastle, Tyne and Wear NE4 5NS

***GUIDE PRICE:**

£155,000+ (plus fees)

Six Bedroom Modern Family Home

Six bedroom, modern family home located on Brighton Grove, Arthurs Hill. This property briefly comprises; entrance hall, living room, dining room, kitchen, bedroom with en-suite, store room, stairs to first floor landing, family bathroom, three bedrooms, stairs to second floor, two further bedrooms. Externally the property has a small decked yard to the rear, to the front there is a small paved area and gated access. The property benefits from being in a sought after area and close to local amenities.

Description:

Living Room

Dining Room

Kitchen

4 Bedrooms

Family Bathroom

External

Viewing: Please telephone 0191 9089691

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

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

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

Tenure: See Legal Pack

Local Authority: Newcastle upon Tyne City Council

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

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)

41 Langley Avenue, Thornaby, Stockton-on-Tees, Cleveland TS17 7HG

***GUIDE PRICE: £36,000+ (plus fees)**



BUY-TO-LET INVESTORS / OWNER OCCUPIERS OUR GIFT TO YOU FOR THE HOLIDAYS

Two bedroom mid-terraced property of modern taste making the perfect buy -to -let investment or owner occupier purchase. The property is offered in excellent condition throughout and the accommodation in brief comprises, entrance hall, lounge / diner, modern kitchen / breakfast room, landing, two good sized bedrooms and bathroom. Upvc double glazing and gas central heating throughout with enclosed rear courtyard and on street parking to the front. In close proximity of access to the A66 / A19 and with local amenities and school close by this property has a lot to offer for the next owner. With this superb guide price we expect lots of interest in this property so call us now to collect further details of the open viewings and come see it for yourself.



Description:

Ground Floor: Entrance Hall
Lounge / Sitting Room
Kitchen / Breakfast Room

First Floor: Landing

Bedroom One
Bedroom Two
Bathroom

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

Tenure: See Legal Pack

Local Authority: Stockton-on-Tees Borough Council

Solicitors: Hawkins Ross Solicitors, 6 Finkle Street, Ingleby Barwick, Stockton-on-Tees, TS18 1AR. Tel: 01642 613647. Ref: Geoff Gardner.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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



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Commercial

7

88c High Street, Felling, Gateshead, Tyne and Wear NE10 9LU

***GUIDE PRICE:**

£49,000+ (plus fees)

Ground Floor Retail Unit and First Floor Offices.

The ground floor is occupied currently as a clothes shop. The first floor self contained offices were previously occupied by solicitors and have been upgraded, central heating, a kitchen and toilet.

Description:

Ground Floor: Ground floor accommodation:

Shop 59.64 sq m (641 sq ft) Kitchen 14.46 sq m (155 sq ft)

W.C. Total 74.10 sq m (796 sq ft)

First Floor Offices: Side entrance with staircase to first floor:

Where there is a long central corridor leading to the offices and a smaller utility corridor leading to the kitchen, door off corridor leading to male WC, door off corridor leading to female WC.

Kitchen 4'10 x 8'2 approx. Fitted wall/floor units, tiled floor, Selsi gas combination boiler..

Side Office 14'3 x 7'8 approx. Fitted carpet, twin paneled radiator.

Side Office 19'5 x 12'10 approx. Twin paneled radiator, fitted carpet, telephone point.

Side Office (no window) 12'8 x 9'1 approx. Twin paneled radiator fitted carpet.

Front Office 16'3 x 9'7 approx. Twin paneled radiator, fitted carpet, power points, vertical blinds.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Gateshead Metropolitan Borough Council

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

Energy Performance Certificate (EPC): Current Rating A

Additional Fees

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

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

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*Description on Auction Information page



Residential

7a

3 Model Cottages, New Brancepeth, Durham, County Durham DH7 7EL

***GUIDE PRICE:**

£38,000+ (plus fees)

Two Bedroom Cottage

Two bedroom cottage in popular village location well located for commuting to Durham City with bus routes around the region. Comprises: Hall, lounge and dining room, kitchen, bathroom and two bedrooms. uPVC double glazed windows and gas central heating throughout. Property is in need of updating.

Description:

Entrance: Via uPVC door to hall.

Lounge 13'3 x 11'6: Bay window to front aspect, radiator.

Dining room 12'9 x 10'1:

Kitchen 17'6 x 7'0: Range of wall and floor units, fully tiled, gas combi boiler, rear facing uPVC window, radiator.

Bedroom 1 14'3 x 10'9: uPVC window to front aspect, radiator.

Bedroom 2 12'9 x 10'9: uPVC window to rear aspect, radiator.

External: Garden to front aspect and rear yard.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Peter Ross & Co, 2 Front Street, Whickham, Newcastle upon Tyne, NE16 4JH. Tel: 0191 4886080. Ref: Michelle Collins.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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*Description on Auction Information page

227 Durham Road, Stockton-on-Tees, Cleveland TS19 0QA

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



ATTENTION DEVELOPERS, COMMERCIAL UNIT OFFERING HUGE POTENTIAL.

Located on Durham Road this 1,030 sq ft unit is available with space spread over two floors. With options on offer as to what can be achieved this property has huge potential. Leaving as a commercial unit you will find entrance hall downstairs with five separate office spaces and to the first floor a further three office spaces. Parking to the rear and with a garage secured with electric roller door this could be reformed into the perfect office outlet. Alternatively with the correct planning permission this unit could also be converted into two large self contained flats that would appeal to location with local amenities, schools and hospital all in close proximity.

Approximately one mile out from Stockton Town Centre and on the main bus route in with the stop located just across the road. With a guide price to attract attention and due to the location of this property we anticipate a great amount of interest shown in this

Viewing: By appointment.

Tenure: See Legal Pack

Local Authority: Stockton-on-Tees Borough Council

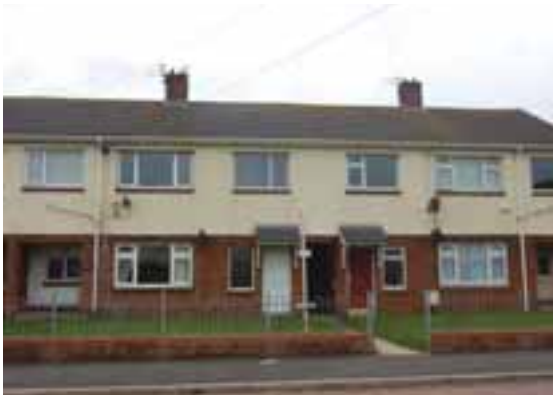
Solicitors: Fieldfisher Manchester, 37 Peter Street, Manchester, M2 5GB. Tel: 0161 835 8054.

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

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



Residential

319 Alexandra Road, Ashington, Northumberland NE63 9PX

***GUIDE PRICE:**

£23,000+ (plus fees)

2 Bedroom Upper Flat

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

Description:

Entrance to stairs:

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

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

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

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

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

External: Shared lawns front and rear.

Please Note: This property carries a 22 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Northumberland County Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

Solicitors: Hughes Paddison, 10 Royal Crescent, Cheltenham, GL50 3DA. Tel: 01242 574244.

Energy Performance Certificate (EPC): Current Rating G

Residential

64 Stephen Street, Hartlepool, Cleveland TS26 8QB

***GUIDE PRICE:**

£20,000+ (plus fees)

TWO BEDROOM MID-TERRACED PROPERTY MAKING THE PERFECT INVESTMENT.

Two bedroom mid-terraced property located in a sought after area of the rental market, close to local amenities, schools and in close proximity to the Town Centre. The accommodation in brief comprises, entrance hall, lounge, lobby, kitchen and bathroom to the ground floor with landing and two bedrooms on the first floor. Upvc double glazing and gas central heating throughout with on street parking to the front and enclosed rear yard. These properties always seem popular with a number of buyers and this is sure to attract lots of attention. We would recommend joining us on one of our open viewings to see for yourself exactly what is on offer.

Ground Floor: Entrance Hall, Lobby, Kitchen, Bathroom

First Floor: Landing, Bedroom One, Bedroom Two

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

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

11

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

***GUIDE PRICE:**

£37,000+ (plus fees)

3 Bedroom Terraced House

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

Description:

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

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

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

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

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

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

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

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

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

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.

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42 Emerson Avenue, Linthorpe, Middlesbrough, Cleveland TS5 7QH

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



HOLIDAY CRACKER IN SOUGHT AFTER AREA – FOUR BEDROOM SEMI-DETACHED

This traditional semi-detached property is the PERFECT HOME FOR THE GROWING FAMILY offering plenty of space with FOUR BEDROOMS and THREE RECEPTION ROOMS. Located within the ever popular Linthorpe, Middlesbrough, this property is walking distance to local amenities and a few minutes drive from the A19 allowing for easy commuting throughout the North-East. This property also features gas central heating. Externally to the front is a mature garden with a gravelled driveway leading to the rear of this home. The enclosed rear garden features a large shed with an assortment of mature plants and shrubs.

Description:

Ground Floor: Lounge – Spacious reception room with feature walk-in bay window. Feature fireplace with granite back panel, hearth and a decorative surround. Fitted bookcases and storage inset to alcoves. Picture rail. Double central heating radiator.

Sitting Room – The focal point to this reception room is an original oak fireplace with open fire inset to tiled hearth and back panel. A large picture window offers an outlook of the rear garden. Central heating radiator.

Dining Room – The dining room features stripped and stained pine floorboards. Fitted cupboard housing a wall mounted gas central heating Baxi combi-boiler. Central heating radiator.

Kitchen – The kitchen features a range of wall and base units. A stainless steel one and a half bowl and drainer kitchen sink with mixer tap is inset to worktop. Plumbing available for a automatic washing machine and dishwasher. A stable door gives access to the rear garden.

First Floor: Bedroom One – Spacious master bedroom situated to the rear of this featuring fitted wardrobes into alcove. Central heating radiator. Bedroom Two – Situated to the front of this home. Picture rail. Double central heating radiator.

Bedroom Three – The third double bedroom is situated to the rear of this home. Central heating radiator.

Bedroom Four – Situated to the front of this home. Central heating radiator. Bathroom – Fitted white suite comprising pedestal wash hand basin and straight panelled bath with chrome mixer shower over. Tiled splash-back to suite. Central heating radiator. uPVC double glazed window to the side aspect

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



Tenure: See Legal Pack

Local Authority: Middlesbrough Council

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

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: 1.2% inc VAT of the purchase price payable on exchange of contracts.

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

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



Residential

13

18 Clifford Street, Langley Park, Durham, County Durham DH7 9UF

***GUIDE PRICE:**

£55,000+ (plus fees)

One Bedroom Mid Terraced House

This property is to be sold as a conditional lot. One bedroom mid terraced house

Description:

Lounge 17'2 x 12'7: Front aspect, feature fireplace with cast iron stove, radiator.

Kitchen 12'6 x 9'1: Range of wall and floor units, stainless steel sink and drainer, combi boiler, stairs to first floor, door to rear yard.

Bedroom 16'11 x 12'6: Front aspect, built in wardrobes, radiator.

Bathroom 9'3 x 6'5: White suite comprising; bath, separate shower cubicle, low level WC, pedestal wash basin, tiled walls, heated towel rail.

Loft Room 11'1 x 9'11: Velux window, eaves storage, radiator.

External: Small front forecourt, rear enclosed yard.

Please Note: Upon fall of the gavel a non-refundable reservation fee of £2400 inc VAT is to be paid. Exchange of contracts takes place 28 days later, when a 10% deposit (subject to a minimum of £5000), the buyers administration fee and any buyers premiums are payable. Completion must take place 28 days later. NB The seller does not provide a legal pack on a conditional lots.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential

14

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

***GUIDE PRICE:**

£95,000+ (plus fees)

PERFECT PENTHOUSE APARTMENT ALLOWING HOLIDAY LETS IN WHITBY

Two bedroom penthouse apartment in a prime location of Whitby just a 2 minute walk from the bus station, train station and promenade. Well presented and holding lots of opportunity, this properties accommodation in brief comprises communal hallway, private staircase, landing, two bedrooms, lounge, kitchen and bathroom. This property needs little to nothing doing to it and would make a superb investment for the right buyer. Fully self contained with gas central heating and own electricity meter this is sure to be a popular lot. **Ground Floor:** Communal Hallway **Third Floor:** Landing, Lounge, Kitchen, Bedroom One, Bedroom Two, Bathroom

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



Tenure: See Legal Pack

Local Authority: Scarborough Borough Council

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

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

15

15 Delaval Court, Bedlington, Northumberland NE22 5YL

***GUIDE PRICE:**

£29,000+ (plus fees)

Two bedroom Ground Floor Flat

An ideal first time buy or investment opportunity, property requires updating. Two bedroom ground floor flat situated within Bedlington. Briefly comprising; living room, kitchen, two bedrooms, bathroom, garden to the front and garage in block.

Description:

Entrance Porch:

Lounge 14' x 10': Double glazed window, radiator x2.

Kitchen 9' x 7': Double glazed window, fitted wall and base units, stainless steel sink unit, plumbed for washing machine, cooker point, space for fridge.

Bedroom One 12' x 10': Double glazed window, radiator.

Bedroom Two 8' x 6': Double glazed window, radiator, wall mounted gas combi boiler.

Bathroom 6' x 5': Double glazed window, panelled bath with shower over, low level wc, wash hand basin.

External: Lawned garden to the front. The property has a garage in a block.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Northumberland County Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

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

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

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*Description on Auction Information page



Residential

15a

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

***GUIDE PRICE:**

£185,000+ (plus fees)

Four Bedroom Detached House

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

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

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

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £2000 inc VAT payable on exchange of contracts.

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

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

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*Description on Auction Information page

16

Commercial

52 & 53 Prince Regent Street, Stockton-on-Tees TS18 1DF

***GUIDE PRICE:**

£55,000-£65,000 (plus fees)

LARGE COMMERCIAL UNIT CURRENTLY LET RETURNING £9000 PER ANNUM

Located in a great spot of the popular Prince Regent Street in Stockton this large commercial unit is on offer with sitting tenants under agreement until March 2023. Currently returning £9000 per annum this property offers itself as a great investment opportunity with a superb yield and two growing businesses under tenancy. The property comprises, two large retail spaces, store room, kitchen, male and female toilets. Located at the busier end of Prince Regent Street and surrounded by other retail premises in a good foot flow area viewing is highly recommended to see exactly what is on offer. The property comes fully alarmed and with CCTV with also benefits from an installation of double glazed safety glass. Current tenant usage is gift / bric-a-brac shop and photography studio. Floor Space of approx 160sq meters. **Viewing:** Strictly by appointment.



Tenure: See Legal Pack

Local Authority: Stockton-on-Tees Borough Council

Solicitors: Jacksons Law, Preston Farm Industrial Estate, 17 Falcon Court, Stockton on Tees, TS18 3TU. Tel: 01642 336500.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

25 Londonderry Street, Seaham, County Durham SR7 7NB

***GUIDE PRICE:**

£30,000 - £40,000 (plus fees)

One Bedroom Semi Detached Bungalow

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

Description:

Entrance Hall:

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

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

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

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

Rear Lobby: Storage cupboard.

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

External: Enclosed rear yard with gates for rear access.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Mortons Solicitors, 41 Church Street, Seaham, SR7 7EJ. Tel: 0191 511 8222. Ref: Katrina Taylor.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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[*Description on Auction Information page](#)

148 Burbank Street, Hartlepool, Cleveland TS24 7JW

*GUIDE PRICE: **£32,000+** (plus fees)**SUPERB INVESTMENT OPPORTUNITY, TWO FLATS ALL UNDER ONE ROOF.**

This well presented property has the added benefit of being split into two self contained flats. Ground floor flat is a one bedroom and the first floor flat is a maisonette two bedroom flat both offering great investment returns. Entered through a communal entrance the ground floor flat comprises in brief, lounge, bedroom, kitchen/diner and bathroom. The first floor flat comprises, lounge, kitchen/diner and bathroom, stairs lead to another level where the two double bedrooms can be found. Gas central heated and Upvc double glazing throughout. With this amazing guide price for what is on offer we expect high volumes of interest so would encourage anybody with interest to register themselves for one of our open viewings.

Description:**GROUND FLOOR - Flat One:** Communal Entrance

Lounge - 3.70m x 3.70m

Bedroom - 2.40 x 2.90

Kitchen - Modern kitchen with an array of wall and base units and stainless steel sink drainer set into black worktops.

Bathroom - white three piece suite comprising, WC, pedestal wash basin and panelled bath.

Tenure: See Legal Pack**Local Authority:** Hartlepool Borough Council**Solicitors:** Priority Law Ltd, Priority House, 22 Church Street, Wilmslow, Cheshire, SK9 1AU. Tel: 0161 207 7600.**Energy Performance Certificate (EPC):** Current Rating E**FIRST FLOOR - Flat Two:** Communal Entrance on ground floor.

Lounge - 5.00m x 3.70m

Kitchen/diner - Modern with a good array of wall and base units, stainless steel sink with drainer inset to black work tops.

Bathroom - Large space with white three piece suite comprising panelled bath, pedestal wash basin and WC.

Stairs to top floor

Bedroom One - 5.00m x 3.20m

Bedroom Two - 5.00m x 2.30m

Viewing: Please contact Auction House North East on 01642 931060 for viewing schedule.**Additional Fees****Buyer's Premium:** £1080 inc VAT payable on exchange of contracts.**Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Commercial

19

22 Seaside Lane, Easington, County Durham SR8 3PG

***GUIDE PRICE:**

£35,000+ (plus fees)

4 Bedroom Terraced House

This four bedroom terrace house is currently used as a commercial business over three floors. Comprises; shop front, office, inner hallway, kitchen, landing to bathroom and further offices. Electric heating system, great investment opportunity on a prominent street in Easington.

Description:

Ground Floor: Shop front 15'8 x 19'7

Office 7'9 x 11'5

Kitchen 20'5 x 12'7

Upper Floor: Bathroom 8'3 x 8'9

Office Space 14'3 x 14'3

Office Space 14'4 x 12'9

Office Space 7'6 x 10

Office Space 17'11 x 18'7

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: TMJ Legal Services, Foster House, 99 Raby Street, Hartlepool, TS24 8DT. Tel: 01429 230028. Ref: Chris Parker.

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential

19a

127 Southwick Road, Sunderland, Tyne and Wear SR5 1HQ

***GUIDE PRICE:**

£37,000+ (plus fees)

2 Bedroom End Terrace

This two bedroom end terraced house comprises: lounge, kitchen, WC, two beds, bathroom and rear yard. Gas central heating and double glazing throughout. On a direct bus route between Sunderland and Washington and a short walk from Sunderland AFC's Stadium of light and Stadium metro station.

Description:

Lounge 15'3 x 10'6: Storage cupboard, front facing uPVC window, radiator

Kitchen 14'9 x 9'9: Range of wall and floor units, integrated stainless steel sink and drainer, WC/ Cloak, Combi gas boiler, radiator, uPVC window and door to rear yard.

Bathroom 7'3 x 5'6: Low level WC, bath, pedestal sink, rear facing uPVC window.

Bedroom 1 10'6 x 9'0: Front facing uPVC window, radiator.

Bedroom 2 10'0 x 11'9: Rear facing uPVC window, radiator.

External: Rear yard.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Sunderland City Council

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

Viewing: 28th November 12:15 - 12:45. 5th December 12:15 - 12:45.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

52 Bishopton Road, Stockton-on-Tees, Cleveland TS19 0AR

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



WELL PRESENTED SEVEN BEDROOM HMO WITH CURRENT VACANT POSSESSION.

The perfect opportunity to purchase this seven bedroom HMO property comprising a good mix of single and double rooms. The opportunity with this property is huge due to the current vacant possession and the potential rental yield would certainly have people talking. Well presented and recently modified, with each room having a good arrangement of living space and kitchen area. Each floor has bathroom / shower room and WC meaning all you will need to start earning money from it is to find your tenants. Large gardens to the front and a good sized rear yard with on street parking to the front. Upvc double glazing throughout and gas central heating along with all the other requirements needed to meet HMO licensing. At this amazing guide price for a huge property, we anticipate a large amount of interest. Viewings will be by appointment only so please make sure you call us today to register your interest and arrange with us to come

Tenure: See Legal Pack

Local Authority: Stockton-on-Tees Borough Council

Solicitors: Newbys, 100 Borough Road, Middlesbrough, TS1 2HJ. Tel: 01642 247717. Ref: Andrew Bingham.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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



Tenure: See Legal Pack

Local Authority: South Tyneside Metropolitan Borough Council

Solicitors: Drydens Fairfax Solicitors, 4th Floor, Fairfax House, Merrion street, Leeds, LS2 8BX. Tel: .

Energy Performance Certificate (EPC): Current Rating E

Residential

21

21 Cook Close, South Shields, Tyne and Wear NE33 5DD

***GUIDE PRICE:**

£40,000+ (plus fees)

One Bedroom First Floor Flat

This one bedroom flat will suit the investor, comprises; lounge, kitchen, bedroom, bathroom and separate garage. Electric heating and double glazing. Excellent access to A194, A19 and short walk to nearest metro station.

Description:

Entrance: Stairs to first floor

Lounge 15'6 x 9'6: Front aspect, double glazed window, electric heater.

Kitchen 9'9 x 5'0: Front aspect, floor and wall units, stainless steel sink, integrated oven and hob, plumbed for washer.

Bedroom 11'9 x 11'4: Rear aspect, fitted wardrobes, double glazed window to rear aspect, electric heater.

Bathroom 6'3 x 6'0: Rear aspect, white three piece, bath/shower over, wash basin, low level WC.

External: Separate garage, rear garden.

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

Viewing: Please telephone 0191 9089691

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Commercial

21A

83-85 Marygate, Berwick, Northumberland TD15 1BA

***GUIDE PRICE:**

£90,000+ (plus fees)

Retail Unit To Let

The premises comprise the following areas; ground floor sales, ground floor staff, first floor stock and second floor ancillary. This property is located in a prominent location along Marygate, the principal retailing destination with Berwick Upon Tweed with nearby retailers including o2, Edinburgh Woollen Mill, Cafe Nero, WH Smith and Costa.

Description:

Accommodation - The premises comprise the following approximate areas:

Ground Floor Sales	686 sq ft	63.7 sq m
Ground Floor Staff	25 sq ft	2.3 sq m
First Floor Stock	474 sq ft	44.0 sq m
Second Floor Ancillary	444 sq ft	41.3 sq m

Viewing: Please telephone 0191 9089691

Additional Fees

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

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

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

Tenure: See Legal Pack

Local Authority: Northumberland County Council

Solicitors: Brown Ross Turner Solicitors, 1 Stanley Street, Liverpool, L1 6AF. Tel: 0151 242 9515. Ref: Michael Stephens.

Energy Performance Certificate (EPC): Current Rating TBA

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[*Description on Auction Information page](#)

9 Grange Farm Road, Middlesbrough, Cleveland TS6 7HP

***GUIDE PRICE: £36,000+ (plus fees)**



GREAT INVESTMENT OPPORTUNITY AWAITS, WELL PRESENTED TWO BED MID-TERRACED HOME

Two bedroom mid-terraced property of modern standard and well presented located perfectly for local amenities, schools and for access to the A66. The accommodation in brief comprises, entrance hall, lounge / diner, kitchen and WC to the ground floor with landing, two bedrooms and bathroom on the first floor. Upvc double glazing and gas central heating throughout with External gardens to the rear. A great home for buy to let investors or owner occupier and interest is sure to be high due to the presentation and location of this superb property. At this incredible guide price we expect high volumes of calls on this one so please make you call us today to register your interest and to find out more about our open viewings.



Description:

Ground Floor: Entrance Hall

WC

Lounge / Dining Room

Kitchen

First Floor: Landing

Bedroom One

Bedroom Two

Bathroom

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

Tenure: See Legal Pack

Local Authority: Redcar and Cleveland Borough Council

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

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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

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



Spacious Five bedroom property currently operating as a Guest House.

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

Description:

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

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

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

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

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

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

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

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

External: Yard with parking for one car.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: South Tyneside Metropolitan Borough Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

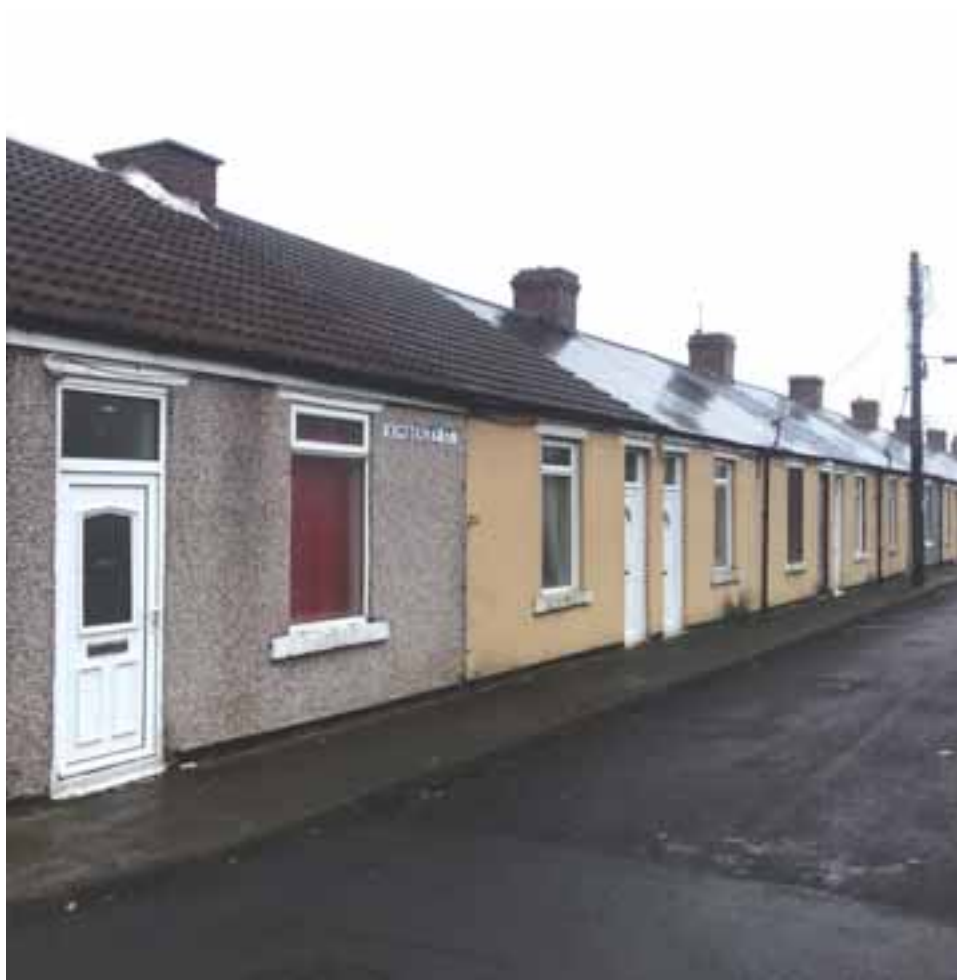
Buyer's Premium: £750 inc VAT payable on exchange of contracts.

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

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

Kimberley Street, Bishop Auckland, County Durham DL14 8UA

***GUIDE PRICE: £235,000+ (plus fees)**



HERE IT IS, YOUR VERY OWN STREET FOR SALE. 15 x ONE BED BUNGALOWS, A RARE OPPORTUNITY.

2,3,4,6,8,9,10,11,12,13,14,16,17,18 & 19 Kimberley Street

Fifteen one bedroom bungalows for sale on Kimberley Street, Bishop Auckland. Ex housing association properties that have previously had grants to get the roofs and damp courses done. In need of some refurbishment, this portfolio is the perfect investment for many reasons. The accommodation in brief comprises, entrance hall, lounge, bedroom, kitchen, bathroom and rear yard. Located on a quiet terrace and close to local amenities and the larger surrounding towns of Bishop Auckland and Shildon these bungalows once brought back up to modern standard are sure to be a superb and popular prospect for the rental or resale market. With a guide price that works out at just over £15,500 per property this is sure to be an immensely popular lot in our auction. Viewings are being held by appointment only and viewing is highly recommended to see the potential this has to offer. Please make sure you call us today

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Kenneth M Barrow & Co, 15-16 Adelaide Row, Seaham, SR7 7EF. Tel: 0191 513 0333.

Energy Performance Certificate (EPC): Current Rating See legal pack

Additional Fees

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

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

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



Residential

25

20 Carlton Terrace, Blyth, Northumberland NE24 1HQ

***GUIDE PRICE:**

£15,000+ (plus fees)

2 Bedroom Ground Floor Flat

Ideal investment opportunity with this 2 bedroom ground floor flat. Comprising; entrance vestibule, lounge, kitchen, bathroom and two bedrooms. Yard to rear.

Description:

Entrance:

Lounge 15'3 in to bay x 11'3: Radiator, front facing bay window.

Bedroom 1 11'9 x 8'6: Radiator, rear facing window.

Kitchen 11'6 x 5'2: Range of wall and floor units, integrated stainless steel sink and drainer, cupboard, radiator, combi boiler, door to rear yard.

Bedroom 2 13'6 x 8'9: Storage cupboard, radiator front facing window.

Bathroom 7'9 x 4'6: Low level WC, Sink, Bath, rear facing window.

External: Rear Yard.

Please Note: This property carries a 9 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Northumberland County Council

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

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Agricultural/Amenity Land

26

Land at Conriggs, Bishop Auckland, County Durham DL13 1AQ

***GUIDE PRICE:**

£15,000+ (plus fees)

APPROXIMATELY 6.4 ACRES OF AGRICULTURAL ROUGH GRAZING LAND IN A SUPERB SETTING.

Close to Conriggs in High Weardale and near to the popular Killhope Visitor Centre sits this rough grazing land of approximately 6.4 acres. Bordered by Killhope Burn to the bottom and access roads to the top, the plot can be seen through a shaded area on the map provided in the images. The Land is of Freehold stature and is sold subject to and with all benefits or rights of way, water and drainage. This is a registered smallholding and would be suitable for cattle or sheep. This is a rare opportunity and a great deal of land for the guide price, so make you register any interest you have with us today.

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Hodgson & Angus, 62 Front Street, Stanhope, Bishop Auckland, DL13 2UD. Tel: 01388 528517.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

27

Flat B 1-2 Belle Grove, Spital Tongues, Newcastle, Tyne and Wear NE2 4LL

***GUIDE PRICE:**

£75,000+ (plus fees)

One Bedroom Basement Flat

This one bedroom basement flat is walking distance to the city centre, comprising; open plan living room and kitchen, bedroom, bathroom, garden and off street parking, with double glazing & central heating.

Description:

Secured Communal Entrance:

Lounge/Kitchen 18'9 x 15'9: Double glazed bay window, radiator, range of floor and wall units, stainless steel sink with mixer tap, electric cooker point with extractor hood, integrated washer/dryer, fridge, freezer.

Bedroom 11'9 x 9'7: Glazed window and door leading to the rear, radiator.

Bathroom: Shower cubicle, low level WC, wash hand basin, heated towel rail.

Garden: Low maintenance outside area.

Please Note: This property carries a 21 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Newcastle upon Tyne City Council

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

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

28

54 Barton Avenue, Hartlepool, Cleveland TS25 5AN

***GUIDE PRICE:**

£36,000+ (plus fees)

THREE BEDROOM SEMI-DETACHED PROPERTY THAT'S PACKING QUITE A PUNCH.

This delightful three bed semi-detached property is in need of a little modernisation. Full of quirky features and providing large living space the accommodation in brief comprises, entrance hall, lounge, dining room, kitchen and WC to the ground floor with landing, three bedrooms and bathroom located on the first floor. Upvc double glazing and gas central heating throughout with on street parking to the front and low maintenance rear garden. Located ideally for local amenities, schools and the main town centre with the main public transport route stopping close by offering travel out of town to the surrounding areas. This property would make to the perfect buy-to-let investment, owner occupier purchase or simply to re-sale after modernisation. **Ground Floor:** Entrance Hall, Lounge – 3.20 x 4.30m, Dining Room – 2.80m x 4.30m, Kitchen – 3.50m x 2.30m, WC **First Floor:** Bedroom One – 2.90m x 2.80m, Bedroom Two – 1.50m x 2.90m, Bedroom Three – 2.60m x 2.90m, Bathroom Call 01642 931060 for details.

Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

35 Linsdale Walk, Cramlington, Northumberland NE23 8EU

***GUIDE PRICE:**

£30,000+ (plus fees)

Two Bedroom First Floor Flat

Two bedroom first floor flat. Comprising; entrance to stairs, lounge, kitchen, bathroom and two bedrooms. Duct air heating and uPVC double glazing throughout. Externally there is a garden to the rear and a separate garage.

Description:

Entrance: uPVC door to stairs.

Lounge 14' x 11'3: Front facing panoramic uPVC window.

Kitchen 8'9 x 7'9: Range of wall and floor units, integrated stainless steel sink and drainer, Rear facing uPVC window.

Bathroom 5'9 x 5'9: Rear facing uPVC window.

Bedroom 1 12 x 10'3: Front facing uPVC window.

Bedroom 2 10'9 x 9: Rear facing uPVC window.

External: Garden to the rear and separate garage.

Please Note: This property carries a 21 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Northumberland County Council

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

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

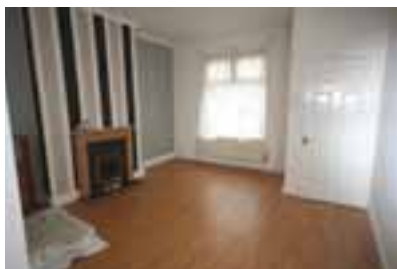
Buyer's Premium: £900 inc VAT payable on exchange of contracts.

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

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

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[*Description on Auction Information page](#)



Residential

51 Stephen Street, Hartlepool, Cleveland TS26 8QA

***GUIDE PRICE:**

£20,000+ (plus fees)

TWO BEDROOM MID-TERRACED PROPERTY MAKING THE PERFECT INVESTMENT.

Two bedroom mid-terraced property that has recently been refurbished. Located in a sought after area of the rental market, close to local amenities, schools and in close proximity to the Town Centre. The accommodation in brief comprises, entrance hall, lounge, lobby, kitchen and bathroom to the ground floor with landing and two bedrooms on the first floor. Upvc double glazing and gas central heating throughout with on street parking to the front and enclosed rear yard. These properties always seem popular with a number of buyers and this is sure to attract lots of attention. We would recommend joining us on one of our open viewings to see for yourself exactly what is on offer.

Ground Floor: Entrance Hall, Lobby, Kitchen, Bathroom

First Floor: Landing, Bedroom One, Bedroom Two

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

Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

Solicitors: Hughes Paddison, 10 Royal Crescent, Cheltenham, GL50 3DA. Tel: 01242 574244.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

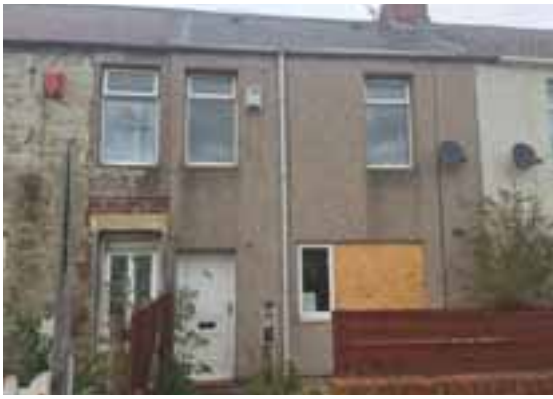
Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

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

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

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[*Description on Auction Information page](#)



Residential

447 Cowpen Road, Blyth, Northumberland NE24 5NF

***GUIDE PRICE:**

£26,000+ (plus fees)

Two Bedroom Mid Terrace House

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

Description:

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

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

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

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

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

External: Garden to front and yard to the rear.

Please Note: This property carries a 22 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Northumberland County Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

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

***GUIDE PRICE:**

£75,000+ (plus fees)

HOW DO YOU FANCY OWNING YOUR VERY OWN HOLIDAY LET?

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

Ground Floor: Communal Entrance, Kitchen, Bathroom, Bedroom, Lounge - With views overlooking the rear garden.

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

Tenure: See Legal Pack

Local Authority: Scarborough Borough Council

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

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

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

*GUIDE PRICE: **£90,000** (plus fees)**Ground Floor Takeaway and First Floor Flat**

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

Description:

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

First Floor Flat: uPVC door to stairs lounge 11'3 x 10'9 front aspect uPVC window, gas fire, radiator.

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

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

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

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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



34

Residential

41 Brunton Street, Darlington, County Durham DL1 4EN

***GUIDE PRICE:**

£35,000+ (plus fees)

TWO BEDROOM MID-TERRACED PROPERTY WITH ALL THE FESTIVE TRIMMINGS.

Superb opportunity for you buy to let investors to purchase this two bedroom mid-terraced property in a sought after area of Darlington. The accommodation in brief comprises, entrance hall, lounge, kitchen / dining room, two bedrooms and bathroom. Upvc double glazing and gas central heating throughout with enclosed rear yard and on street parking to the front. Located perfectly for the main train station and local amenities, schools and only a short distance away from the main town centre. Previous properties in this area have been really popular and we expect nothing less for this one at this unbelievable guide price.

Ground Floor: Entrance Hall, Lounge, Kitchen / Dining Room

First Floor: Bedroom One, Bedroom Two, Bathroom

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

Tenure: See Legal Pack

Local Authority: Darlington Borough Council

Solicitors: Close Thornton, 2 Duke Street, Darlington, DL3 7AB. Tel: 01325 466461.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



35

Commercial

6-7 Woods Terrace, Murton, County Durham SR7 9AA

***GUIDE PRICE:**

£45,000 - £55,000 (plus fees)

Retail Unit

The property comprises a small semi-detached two storey brick built former funeral directors with retail space at ground floor and office/staff accommodation at first floor level. Dedicated parking is available to the rear of the premises. This occupies a prominent position on Woods Terrace in the centre of Murton, off the A1 close to Seaham and Durham.

Description:

Shop Front & First Floor: The shop has the following approximate net internal floor areas:-

Ground floor - 850 sq ft

First floor - 382 sq ft

External: Up and over garage door leading into rear yard.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Fieldfisher, 37 Peter Street, Manchester, M2 5GB. Tel: +44 161 835 8054. Ref: Sam Mason.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



36

Residential

50 Stephen Street, Hartlepool, Cleveland TS26 8QB

***GUIDE PRICE:**

£20,000+ (plus fees)

TWO BEDROOM MID-TERRACED PROPERTY MAKING THE PERFECT INVESTMENT.

Two bedroom mid-terraced property located in a sought after area of the rental market, close to local amenities, schools and in close proximity to the Town Centre. The accommodation in brief comprises, entrance hall, lounge, lobby, kitchen and bathroom to the ground floor with landing and two bedrooms on the first floor. Upvc double glazing and gas central heating throughout with on street parking to the front and enclosed rear yard. These properties always seem popular with a number of buyers and this is sure to attract lots of attention. We would recommend joining us on one of our open viewings to see for yourself exactly what is on offer.

Ground Floor: Entrance Hall, Lobby, Kitchen, Bathroom

First Floor: Landing, Bedroom One, Bedroom Two

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

Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

Solicitors: Hughes Paddison, 10 Royal Crescent, Cheltenham, GL50 3DA. Tel: 01242 574244.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



37

Commercial

Development site, Patience Avenue, Seaton Burn, Newcastle

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Residential Development Site with planning for mixed use unit

A rectangular development site set in a popular residential estate in Seaton Burn. The site measures approximately 19.5m x 16.5m. The site has approved planning for a mixed use unit with retail to the ground floor and two apartments to the first floor. Seaton Burn has excellent transport links to the A1, A189 and A19. Planning Reference: 10/02298/FUL

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: North Tyneside Metropolitan Borough Council

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

Additional Fees

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

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

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[*Description on Auction Information page](#)



38

Residential

99 Surrey Street, Middlesbrough, Cleveland TS1 4QA

***GUIDE PRICE:**

£26,000+ (plus fees)

TWO BEDROOM MID-TERRACED PROPERTY AT A CRAZY GUIDE PRICE

With endless opportunity for buy to let and located perfectly for student or private rental this property in need of refurbishment is just waiting for its next owner. The accommodation in brief comprises, entrance hall, lounge / dining room, kitchen, landing, bathroom and bedrooms. This property was previously extended offering larger living accommodation and means the bathroom benefits of a greater size than average. Upvc double glazing and gas central heating throughout, externally to the property is enclosed rear yard and on street parking to the front. At this incredible guide price we would encourage any interest you may have to be registered early so that we can guide you to attend one of our open viewings. **Ground Floor: First Floor:** Landing, Bedroom One, Bedroom Two, Bathroom

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

Tenure: See Legal Pack

Local Authority: Middlesbrough Council

Solicitor: Newtons Solicitor, 19 Bishop Street, Stockton-on-Tees, TS18 1SY

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



39

Residential

11 Collingwood Court, Washington, Tyne and Wear NE37 3EB

***GUIDE PRICE:**

£11,000+ (plus fees)

Two Bedroom Flat

Excellent investment opportunity; this two bedroom flat in Washington is an excellent buy to let opportunity, comprises of lounge, kitchen, bathroom and two bedrooms. Property requires some basic updating. The property benefits from gas central heating throughout. Situated on a bus route between Washington and Sunderland.

Description:

Entrance:

Lounge 17'3 x 11'0: Radiator, Front facing window, door to balcony.

Kitchen 9'3 x 8'3: Fitted wall and floor units, stainless steel sink and drainer, mixer tap, oven and hob, combi boiler, Front facing window.

Bedroom 1 13'6 x 9'6: Radiator, Rear facing window.

Bedroom 2 12'0 x 9'0: Radiator, Rear facing window.

Bathroom 7'3 x 6'6: 3 piece white suite comprises, low level WC, wash basin, bath with shower over.

External: Gated communal grounds.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Sunderland City Council

Solicitors: Shulmans Solicitors, 10 Wellington Place, Leeds, LS1 4AP. Tel: 0113 245 2833. Ref: Mark Wilkinson.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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[*Description on Auction Information page](#)



40

Residential

53 Addison Road, Middlesbrough, Cleveland TS5 6BB

***GUIDE PRICE:**

£50,000+ (plus fees)

THE PERFECT STOCKING FILLER FOR THIS HOLIDAY SEASON

Three bedroom end-terraced property in need of refurbishment. Large living accommodation and offering huge potential, the accommodation in brief comprises, entrance hall, lounge, reception room, dining room and kitchen to the ground floor with landing, three bedrooms and bathroom on the first floor. Externally the property offers small front garden and larger rear garden with on street parking. Close to local amenities and schools and access to the A66/A19 in short proximity makes this property's location superb. We anticipate a great deal of interest in this property as others in the area have previously shown huge opportunity so please make sure your register your interest. **Ground Floor:** Entrance Hall, Lounge, Reception Room, Dining Room, Kitchen **First Floor:** Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom **N.B.** 14 day completion

Tenure: See Legal Pack

Local Authority: Middlesbrough Council

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

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



41

Residential

5 Greenhills Terrace, Wheatley Hill, Durham, County Durham DH6 3JR

***GUIDE PRICE:**

£22,000+ (plus fees)

Two Bedroom Terraced House

Two bedroom terraced house comprises; lounge, kitchen, bathroom first floor bedrooms, front garden and rear yard. Gas central heating and double glazing. Situated within the village of Wheatley Hill, access roads to A1 & A19, schools, local shops and pubs within walking distance.

Description:

Lounge: Front aspect, radiator, double glazed window.

Kitchen: Range of floor and wall units, stainless steel sink and drainer with mixer tap, radiator door to lobby through to bathroom, door to rear.

Bathroom: White three piece suite comprising bath, low level WC, hand basin, tiled walls, radiator, rear aspect.

Bedroom 1: Double glazed window, radiator.

Bedroom 2: Double glazed window, radiator.

External: Small front yard and private rear yard with access to alley.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Close Thornton, 2 Duke Street, Darlington, DL3 7AB. Tel: 01325 466461. Ref: Robert Jon Steer.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

Commercial

Commercial Unit, Frank Place, Harraton Terrace, Birtley, Tyne and Wear DH3 2QF

***GUIDE PRICE:**

£30,000+ (plus fees)

Former Gym

Formerly used as a nightclub, recently operated as a gym. Property is now vacant. Large detached brick building with large parking space, external gated bin storage. Established location.

Description:

The building has an approximate footprint of 542.2 sqm, (5,863.3 sqft), with a total site area of approximately 1,941.31 sqm, (20,896.6 sqft).

Please Note: This property carries a 21 day completion date. Please note the buyer will be required to pay the exchange deposit from cleared funds.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Gateshead Metropolitan Borough Council

Solicitors: TLT Solicitors, 101 Victoria Street, Bristol, BS1 9AZ. Tel: 0333 006 0285. Ref: Philip Collis.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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LEGAL PACKS



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

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

**AUCTION
HOUSE**

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North Cumbria: Lots 1 – 31

Wednesday 12th December 2018
12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

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**AUCTION
HOUSE
CUMBRIA**



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Residential

**19 Devon Road, Hensingham,
Whitehaven, Cumbria CA28 8PJ**

***GUIDE PRICE:**

£25,000+ (plus fees)

3 bed semi-detached house in need of modernisation

A three bedroomed semi-detached with uPVC double glazing and gardens in need of modernisation. The property comprises:- hall, sitting room, kitchen, lobby and bathroom downstairs with three bedrooms upstairs.

Description:

Ground Floor: Hall;

Sitting Room – 13'9 x 13'; **Kitchen** – 10' x 8';

Side Lobby with outer door;

Bathroom – 6' x 5' with WC.

First Floor: Landing;

Front Bedroom – 13' x 10'6';

Rear Bedroom – 11'9 x 8'9';

Rear Bedroom – 8'3 x 7'6.

Outside: Front and rear lawned gardens.

Viewing: Please telephone 01228 510552

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Residential

2

17 The Ferns, Egremont, Cumbria CA22 2JB

***GUIDE PRICE:**

£30,000+ (plus fees)

3 bedroomed end link house with gardens

A three bedroomed end link house with conservatory and gardens in need of some modernisation. Hall, 21'6 living room, kitchen, conservatory, three bedrooms and bathroom upstairs.

Description:

Ground Floor: Hall;

Living Room - 21'6 x 10'9;

Kitchen - 18' x 9' max;

Conservatory - 7'6 x 5'9.

First Floor: Landing;

Front Bedroom - 11'3 x 9';

Rear Bedroom - 12'6 x 10';

Front Bedroom - 11'6 x 6';

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

Outside: Overgrown front and rear gardens.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating D

Residential

3

14 King Street, Cleator, Cumbria CA23 3EJ

***GUIDE PRICE:**

£15,000+ (plus fees)

2 bed terraced house in need of full modernisation

A two bedroomed terraced house in need of full modernisation but offering tremendous potential. The property comprises:- sitting room, living room, kitchen and bathroom downstairs with two bedrooms upstairs. The flat roof over the kitchen and bathroom has been leaking for some time and needs to be replaced.

Description:

Front Sitting Room - 12'3 x 10';

Living Room - 12'3 x 11'3;

Kitchen - 10'9 x 5'3;

Bathroom - 5'6 x 5';

Front Bedroom 12'3 x 10';

Rear Bedroom - 12'3 x 11'3;

Outside: Rear yard.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



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

4

Residential

44 Keekle Terrace, Cleator Moor, Cumbria CA25 5RQ

***GUIDE PRICE:**

£30,000+ (plus fees)

Two bed terraced house in need of modernisation

Terraced house in need of some modernisation situated between Whitehaven and Cleator Moor with long rear garden. A good investment opportunity with vestibule, 23' double reception room, kitchen, and bathroom downstairs and two bedrooms upstairs. Overgrown rear garden.

Description:

Vestibule:

Reception Room - 23'3 x 11'9 max:

Kitchen - 10' x 9':

Bathroom: with bath, basin and WC.

Front Bedroom - 12' x 11'6:

Rear Bedroom - 11'6 x 8'9:

Outside: Overgrown rear garden.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



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

5

Residential

7 Graham Street, Longtown, Cumbria CA6 5NR

***GUIDE PRICE:**

£40,000+ (plus fees)

Investment property - 2 bedrooomed terraced house

A two bedrooomed terraced house in need of modernisation conveniently situated opposite the Police station close to all amenities. Hall, sitting room, dining kitchen, porch, shower room and two bedrooms upstairs.

Description:

Entrance Hall:

Front Sitting Room - 12'9 x 12'3:

Dining Kitchen - 12'3 x 12' max:

Rear Porch - 9' x 5':

Shower Room - 6'6 x 5': with shower, basin and WC

First Floor Landing:

Front Bedroom - 15' x 12'9:

Rear Bedroom - 12' x 8'6:

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating E

Residential

6

Flat 4, 182 Warwick Road, Carlisle, Cumbria CA1 1LQ

***GUIDE PRICE:**

£30,000 + (plus fees)

Self contained, first floor, two bedroomed flat

A self contained, two bedroomed first floor flat forming part of a purpose built block of 6 flats conveniently situated on the corner of Brunton Avenue near the City centre and all amenities. A good investment property with central heating and uPVC double glazing.

Description:

First Floor Landing: with walk in Store with light, power and gas fired boiler (not tested); **Hall:** with intercom access;

Sitting Room - 12'9 x 11'9: with gas fire

Kitchen - 10'6 x 7'3: with range of units;

Front Bedroom - 10'9 x 9: Rear Bedroom - 10'9 x 8'6:

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

Outside: Communal lawned gardens to front and rear. Useful walk in cupboard on second floor landing.

Leasehold tenure: 99 years from 1962. See legal pack.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page



Cumberland
Estate Agents

Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating E

Residential

7

26 Orchard Road, Wigton, Cumbria CA7 9JL

***GUIDE PRICE:**

£50,000+ (plus fees)

3 bedroomed terraced house for modernisation

A three bedroomed terraced house with gardens situated at the north end of the town. The property is in need of general modernisation and offers great potential.

Description:

Ground Floor: Entrance Hall;

Sitting Room - 15'3 x 12'9 max;

Kitchen - 12'6 x 10'3;

Utility Room - 10'3 x 5'9.

First Floor: Landing;

Front Bedroom - 13'6 x 10'9;

Front Bedroom - 10'6 x 7'6 max;

Rear Bedroom - 10'3 x 10';

Bathroom - 5'6 x 5' and separate WC.

Outside: Front and rear gardens.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating E

8

Residential

21 Yeowartville, Workington, Cumbria CA14 2BX

***GUIDE PRICE:**

£35,000+ (plus fees)

End of terrace property in need of modernisation

Two bedroom end terrace house with double glazing and central heating within easy walking distance of the Town centre, hospital and all local amenities. A good investment property with:- lounge/ dining room and kitchen to the ground floor, two bedrooms and bathroom to the first floor.

Description:

Entrance:

Lounge/Dining Room 17'9 x 12'9:

Kitchen 10' x 7'3: with access to the rear yard

First Floor:

Bathroom 7'9 x 10'9:

Bedroom One 12'6 x 9'6:

Bedroom Two 12'6 x 8'9:

Outside: Rear yard

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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www.goughs-solicitors.com

5 Chiswick Street, Carlisle, Cumbria CA1 1HQ

*GUIDE PRICE: **£125,000 +** (plus fees)**Residential investment property – immediate £20,000 pa income**

A substantial town house with 5 rooms currently let to students producing a gross annual income of £20,000. The property has gas central heating and is conveniently situated only a few minutes walk from the City centre and all amenities. There is potential for 7 letting rooms (subject to satisfying the necessary permissions) which would produce a potential gross income of in excess of £28,000.

Alternatively it could be used as a spacious family home with 2 reception rooms, dining kitchen, bathroom and basement room, with 6 bedrooms, a bathroom and separate W.C. to the first floor. Outside there is a rear yard with garage. The property may require some structural repair – see report in legal pack.

Description:**Ground Floor:**

Entrance Hall;

Front Sitting room – 15'3 x 14';

Rear Reception/Bedroom – 14' x 12'9;

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

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

First Floor:

Front Bedroom – 10'6 x 7';

Front Bedroom – 14' x 13';

Front Bedroom – 14'6 x 13';

Rear Bedroom – 11'9 x 10'3;

Rear Bedroom – 10'9 x 7'6;

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

Separate WC;

Rear Bedroom – 11'3 x 8'6.

Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating D

Outside:

Forecourt.

Rear yard and Garage with access from rear lane.

Rental terms:

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

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

Viewing: Please telephone 01228 510552**Additional Fees****Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Residential

9

107 Bowthorn Road, Cleator Moor, Cumbria CA25 5JG

***GUIDE PRICE:**

£25,000 - £35,000 (plus fees)

3 bed terraced house in need of modernisation

A spacious three bedroomed terraced house in need of general modernisation. 17'3 living room, kitchen, lobby, bathroom. Three bedrooms upstairs. Rear garden.

Description:

Living Room - 17'3 x 12'9:

Kitchen - 9'6 x 8'9:

Lobby: with outer door;

Bathroom - 8'9 x 8': with bath, basin and WC.

First Floor Landing:

Front Bedroom - 12'3 x 11'3:

Rear Bedroom - 15' x 9'6:

Rear Bedroom - 12' x 8'9:

Outside: Rear garden.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Residential

10

6 Whitehaven Road, Cleator Moor, Cumbria CA25 5QN

***GUIDE PRICE:**

£50,000+ (plus fees)

Investment property - substantial, 3 storey end terrace property with 6 bedrooms & 2 bathrooms

A large, three storey, end terrace house with gas central heating situated on the corner of Whitehaven Road and The Crescent. There are currently two rooms let to long standing tenants at £70 per week giving an immediate gross yield of 14% (at the guide price) and with the potential of a much larger income.

Description:

Ground Floor: Hall; Sitting Room - 16'6 x 12'3;

Dining Room 13' x 8'9; **Kitchen** 11'6 x 9'; **Utility area;** **Cloakroom**

First Floor: **Bathroom** - 11'9 x 4' **Bedroom 1** - 9'9 x 8'9;

Bedroom 2 - 12' x 10'6; **Bedroom 3** - 12'6 x 8'6;

Bedroom 4 - 9' x 7'9.

Second Floor: **Bedroom 5:** 12'6 x 10'3; **Bedroom 6** 13' x 9';

Shower Room with basin and WC.

Viewing: Please telephone 01228 510552

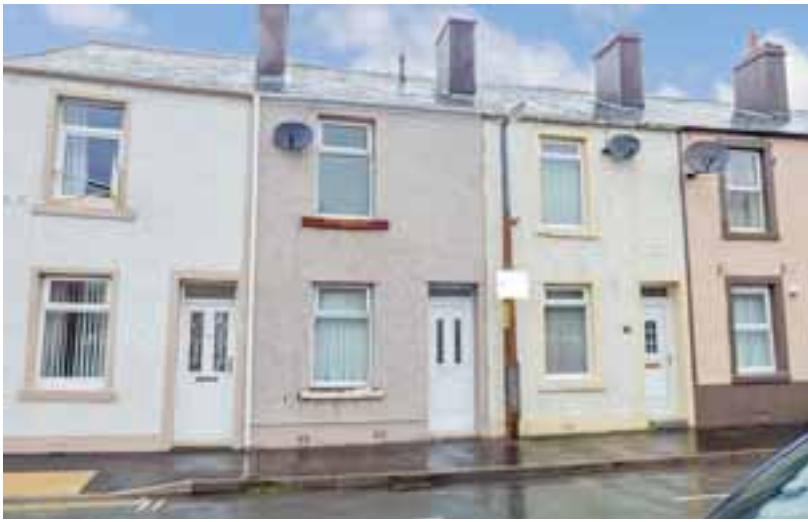
Additional Fees

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

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

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[*Description on Auction Information page](#)



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

11

Residential

20 Cadman Street, Workington, Cumbria CA14 2TR

***GUIDE PRICE:**

£40,000+ (plus fees)

Two bedroom terraced house close to the town centre

Ideal investment property. Two bedroom terraced house with gas central heating and double glazing. It comprises: vestibule, two reception rooms, kitchen and bathroom to the ground floor, two bedrooms to the first floor.

Description:

Vestibule:

Reception Room One 11'3 x 10'3:

Reception Room Two 11'6 x 11'3:

Kitchen 10'9 x 5':

Inner Hall: with access to the rear yard

Bathroom 7'3 x 6'9: with bath, wash hand basin and WC

First Floor:

Bedroom One 11'9 x 11'9:

Bedroom Two 11'3 x 10':

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



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

12

Residential

Flat 7, Glenholme, Foxhouses Road, Whitehaven, Cumbria CA28 8AE

***GUIDE PRICE:**

£25,000+ (plus fees)

First floor flat in need of some updating

Two bedroom flat conveniently located on the outskirts of Whitehaven. A good investment property which comprises:- entrance hall, open plan lounge/diner/kitchen, two bedrooms and bathroom. Double glazing and electric storage heaters.

Description:

Communal Entrance:

Hallway:

Open plan Lounge/Diner/Kitchen 15' x 11'9:

Bathroom 7'6 x 5'9: with shower over bath, wash hand basin and WC

Bedroom 14'9 x 7'9:

Bedroom 8'9 x 7'9:

Long leasehold tenure: 125 years from 1st January 2014

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)

Grove Cottages, Birkby, Maryport, Cumbria CA15 6RG

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



Development property - 3 bed detached house, huge converted barn and large garden

A detached house with large converted barn occupying a generous garden plot in this popular village a couple of miles north east of Maryport with easy access to the Solway coast and the Lake District National Park. The house is in need of modernisation, the former barn comprises 11 rooms over two floors and is suitable for a variety of uses subject to any necessary approvals. There is also a private rear garden.

Description:

The House:

Ground Floor:

Porch;

Sitting Room - 14' x 12' opening into:-

Dining Room - 13'6 x 8'6;

Dining Kitchen - 14'6 x 11';

Rear Porch with outer door;

Bathroom - 9'6 x 6'3 with bath, basin and WC.

First Floor:

Landing;

Bedroom - 14' x 12';

Bedroom - 13'9 x 6';

Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating F

Bedroom - 14'9 x 11'3 max;
Boxroom - 6'6 x 6' with WC.

The former Barn:

Ground Floor:

Room 1 - 17'9 x 16' with three windows;

Room 2 - 17'3 x 9' with outer front door;

Room 3 - 14'9 x 12'3;

Room 4 - 10'9 x 8';

Room 5 - 15'9 x 9' max.

First Floor :

Room 6 - 17'9 x 15'9;

Room 7 - 11'6 x 9'3;

Room 8 - 10' x 8'9;

Room 9 - 9' x 5'6;

Shower Room - 6'9 x 5'6 with WC and basin;

Room 10 - 16' x 8'9;

Room 11 - 11'9 x 9' max.

Outside: Driveway to courtyard area between the house and barn, large rear garden.

Viewing: Please telephone 01228 510552

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

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

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



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

Residential

14

40 Clay Street, Workington, Cumbria CA14 2XZ

***GUIDE PRICE:**

£35,000+ (plus fees)

Mid terraced property requiring some upgrading

A two bedroom mid terrace property close to the Town Centre and amenities. The accommodation would benefit from some upgrading and benefits from double glazing and gas central heating. Comprises: vestibule, 24' lounge, kitchen, bathroom and lean-to. Two bedrooms to the first floor.

Description:

Entrance - Vestibule:

Dual Aspect Lounge 24'4 x 13'2:

Kitchen 11'3 x 7'4:

Bathroom 7' x 5'6:

Rear Porch/Lean to 6'11 x 5': with water and electric.

First Floor:

Bedroom 11'3'2 x 9'10:

Bedroom 13'2 x 11'4:

Viewing: To view please call 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



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

Plots/Building Land

15

Egertons Garage, Thornthwaite, Keswick, Cumbria CA12 5SG

***GUIDE PRICE:**

£75,000+ (plus fees)

Building plot near Bassenthwaite with planning for one dwelling with local occupancy restriction

A former garage building situated in this small village, just off the A66, some 4 miles north west of Keswick in the Lake District National Park and close to Bassenthwaite Lake. There is outline planning permission for one dwelling subject to a local occupancy condition.

Description:

Planning: Planning reference 7/2016/2194 from the Lake District National Park

Local Occupancy: The dwelling house hereby permitted shall not be occupied otherwise than by a Person with a Local Connection as his or her Only or Principal Home, or the widow or widower of such a person, and any dependents of such a person living with him or her.

Viewing: On site at any reasonable time

Additional Fees

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

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

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[*Description on Auction Information page](#)



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

16

Residential

33 Birks Road, Cleator Moor, Cumbria CA25 5HS

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

2 bed end terrace house in need of modernisation

A two bedroomed end of terrace house in need of some modernisation. It comprises:- vestibule, 22'6" reception room, kitchen, two bedrooms and bathroom upstairs. rear yard.

Description:

Vestibule:

Reception Room - 22'6" x 11'6" max:

Kitchen - 14'3" x 7'6": with range of units

First Floor Landing:

Front Bedroom - 11'3" x 11':

Rear Bedroom - 14'3" x 7'6": with fell views;

Bathroom - 11' x 5'6": with corner bath, basin and WC.

Outside: Rear yard.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page



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

17

Land

Parcel of land, Crosby on Eden, Carlisle, Cumbria CA6 4QP

***GUIDE PRICE:**
£5,000+ (plus fees)

Parcel of land near River Eden

A parcel of land, approx. 0.28 acres, just south of the village of Crosby on Eden near Eden Golf Club. It was formerly a waste water treatment works.

Please Note: The land has a 25% clawback. See details within the Transfer dated 16th August 2013 in the legal pack.

Viewing: On site at any reasonable time.

Additional Fees

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

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

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*Description on Auction Information page



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

Residential

18

24 Challoner Street, Cockermouth, Cumbria CA13 9QS

***GUIDE PRICE:**

£60,000+ (plus fees)

Fully modernised town house ready to occupy or let

A charming, fully modernised town house most conveniently situated in the heart of this sought after town on the fringe of the Lake District National Park.

Description:

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

Living Room - 12' x 11'; **Kitchen** - 16'6 x 5'9 with range of units;

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

First Floor: Landing;

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

Second Floor: Attic Room - 14'3 x 12' max with two skylights, suitable for a number of uses and could be a third bedroom subject to separation and building reg's;

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

Outside: Small yard area.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page



Residential

19

3 Crossings Close, Cleator Moor, Cumbria CA25 5QH

***GUIDE PRICE:**

£90,000+ (plus fees)

Spacious 3 bed semi-detached bungalow

A spacious, three bedroomed, semi-detached bungalow with conservatory, gardens and garage conveniently situated 4 miles from Whitehaven with easy access to the coast and the Lake District National Park. In need of modernisation but offering tremendous potential.

Description:

Vestibule; Entrance Hall: Lounge - 14'9 x 14'1;

Dining Kitchen - 13'9 x 10'1: with range of units;

Conservatory - 12'6 x 6'9: with outer rear door;

Front Bedroom - 12' x 12'1: with fitted wardrobes;

Side Bedroom - 12' x 9'1: **Rear Bedroom** - 10' x 9'1;

Shower Room - 7'9 x 5'6: with basin and WC;

Outside: Front garden with lawn and shrubs. Paved rear garden and sectional concrete Garage.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

*Description on Auction Information page



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

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

Residential

20

**116a Main Street, St. Bees, Cumbria
CA27 0AA**

***GUIDE PRICE:**

£30,000 - £40,000 (plus fees)

Development property - barn with planning to demolish & replace with 3 bed house

Barn with planning consent for demolition and replacement with a new three bedroomed property conveniently situated in the heart of this sought after village 4 miles south of Whitehaven on the scenic Cumbria coast and within easy reach of the Lake District National Park.

Planning: Copeland Borough Council have granted planning consent - ref 4/17/2193/0F1 - for the demolition of the existing barn and replacement with a new two storey building.

Proposed new building: See layout plan - would comprise three bedrooms and bathroom on the ground floor and a spacious, open plan living area with kitchen on the first floor.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Residential

21

**4 Lakeland Avenue, Whitehaven,
Cumbria CA28 9PY**

***GUIDE PRICE:**

£35,000+ (plus fees)

Spacious 3 bed house with gardens

A spacious, three bedroomed terraced house with gardens in need of general modernisation. Hall, sitting room, kitchen, bathroom, separate WC. Three bedrooms upstairs.

Description:

Hall:

Sitting Room - 15'9 x 13'3:

Kitchen - 9'9 x 9':

Bathroom - 8' x 6': with bath, basin and Separate WC

First Floor Landing:

Front Bedroom - 15'9 x 9'9:

Rear Bedroom - 12'6 x 10'9:

Rear Bedroom - 12'3 x 9':

Outside: Front and rear gardens.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)

22

Mixed Use

45 Roper Street, Whitehaven, Cumbria CA28 7AR

***GUIDE PRICE:**

£60,000+ (plus fees)

Mixed use property- shop with maisonette above

A mixed use town centre property comprising a ground floor shop unit with two bedroomed maisonette above. Offered with full vacant possession.

Description:

Maisonette Ground Floor: Vestibule;

Hallway with connecting door to retail area.

Maisonette First Floor: Bathroom - 6' x 5'6

Separate WC; Kitchen - 12'3 x 11'6; Lounge - 17'3 x 15'9.

Maisonette Second Floor: Bedroom One - 14' x 10'9

Bedroom Two - 11' x 6'3

Main Retail Area - 23' x 15'9:

L Shaped Retail Area - 16'3 x 11'6:

Office - 9' x 6'9: Separate WC Central Atrium:

Outside: Rear yard

Viewing: Please telephone 01228 510552

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating E

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[*Description on Auction Information page](#)

23

Residential

1 Winifred Street, Workington, Cumbria CA14 2DE

***GUIDE PRICE:**

£35,000+ (plus fees)

End of terrace with uPVC double glazing and gas central heating

Located only a short distance to the Town Centre, this end of terrace property would be ideally suited for first time buyers or investors. The accommodation benefits from uPVC double glazing and gas central heating.

Description:

Entrance Vestibule:

Lounge 13'6 x 10'6:

Kitchen 10'6 x 8'6:

Inner Hall:

Bathroom 5'9 x 5'6:

First Floor:

Bedroom 10'9 x 8':

Bedroom 10'9 x 10'6:

Outside: Rear yard

Viewing: To view please call 01228 510552



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)

1 Senhouse Street, Workington, Cumbria CA14 2SA

***GUIDE PRICE: £100,000 – £120,000 (plus fees)**



Substantial, detached investment property comprising 10 letting units

A substantial, detached property on the corner of Station Road and Senhouse Street near the town centre which comprises 10 self contained letting units (8 flats and 2 bedsits) 7 of which have their own front door. The building is in need of modernisation but offers tremendous potential to produce an excellent rental income.

Description:

Unit 10 – far right front door on Senhouse Street:

Ground Floor – Hall; Sitting Room – 17' x 12'; Dining Kitchen – 17' x 7';
First Floor – Bedroom 1 – 14' x 12'; Bedroom 2 – 12' x 10'9; Shower Room with WC and basin.

Unit 9 – middle door on Senhouse Street:

Ground Floor – Hall; Sitting Room – 12'9 x 11'; Kitchen – 14'6 x 4'6; Utility – 8' x 6'9; Cloakroom with WC;
Lower Ground Floor – Bedroom – 16'6 x 10' max; Bathroom with bath, basin and WC.

Units 1,2 & 3 – left hand door on Senhouse Street:

Unit 1 – first floor rear

16'6 x 13'6 overall including L shaped living/kitchen.
/bedroom; lobby; Shower room with WC;

Unit 2 – first floor front

Hall; Sitting Room – 14'9 x 11'; Kitchen – 13'3 x 9'9; Bedroom – 16'3 x 13'6;
Bathroom – 11'9 x 6'3;

Unit 3 – second floor

Hall; Sitting Room – 13'3 x 9; Kitchen – 16' x 9'; Bathroom – 11'9 x 8'6;
Bedroom – 10'6 x 8'3; Bedroom – 9'6 x 9'6.

Unit 4 – side entrance on Station Road: Vestibule; Sitting Room – 16'3 x 13'6; Shower Room with WC; L-shaped Kitchen; Bedroom – 13'6 x 12'9.

Unit 5 – external steps from rear courtyard: Sitting Room – 15' x 14'6; Hall; Bedroom – 11'3 x 7'9; Kitchen – 11'3 x 5'3; Bathroom – 11'3 x 6'.

Unit 6 – off rear courtyard: Porch – Sitting/bedroom – 14' x 14'; Kitchen – 14' x 9'; Boxroom 7' x 6'; Bathroom.

Unit 7 – off rear courtyard: Living room/kitchen – 20' x 11' max; Shower room with WC; Bedroom – 16'6 x 11'9.

Unit 8 – off rear courtyard: Hall; Kitchen – 10'3 x 9'3; lobby; WC; Sitting Room – 14'6 x 12'3 overall; Bedroom – 13' x 8'6; Boxroom.

NB this unit has been smoke damaged.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

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

Additional Fees

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

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



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

Residential

25

4 Neville Avenue, Penrith, Cumbria CA11 7DS

***GUIDE PRICE:**

£80,000+ (plus fees)

Semi-detached house in need of improvement

A semi-detached house occupying a corner garden site with detached garage conveniently situated close to the town centre. The property is in need of some improvement but offers great potential.

Description:

Ground Floor: Hall;

Sitting Room - 15'6 x 11'3 max;

Kitchen - 14' x 9'; **Utility** - 5'6 x 4'6;

Cloakroom with WC and basin.

First Floor: Landing;

Front Bedroom - 15'9 x 9'9 max;

Rear Bedroom - 10'9 x 9'9;

Bathroom - 9' x 7'3 with WC.

Outside: Corner garden site with lawns to front, side and rear and detached Garage with access off Warwick Place.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



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

Residential

25A

8a Wasdale Close, Whitehaven, Cumbria CA28 9SZ

***GUIDE PRICE:**

£25,000+ (plus fees)

Investment property - detached bungalow

A one bedroomed detached bungalow with easy access to Whitehaven town centre, the coast and the Lake District National Park. Living room with kitchen area, bedroom and en-suite bathroom. Capable of producing a gross rental yield of about 15%.

Description:

Living Room - 14' x 9'9;

Kitchen area - 7'6 x 6';

Bedroom - 13' x 7'6;

En-suite Bathroom - 6' x 5': with bath, basin and WC

Outside: Gardens around the property.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)

The Farmhouse, Merryknowe, Slaggyford, Brampton, Northumberland CA8 7NP

***GUIDE PRICE: £175,000+ (plus fees)**



Rural, semi-detached farmhouse with attached barn

A spacious, four bedroomed, semi-detached farmhouse with substantial attached barn occupying a delightful, rural setting with stunning views over the Tyne valley in the North Pennines, an area of outstanding natural beauty which is part of the famous Pennine Way walk.

Comprises: vestibule, farmhouse style dining kitchen and two reception rooms to the ground floor plus four bedrooms and bathroom to the first floor. Gardens to the front and rear and large L shaped barn with enormous potential for redevelopment subject to any necessary permissions. Any interested parties should make their own enquiries to the planners.

Description:

Ground Floor:

Vestibule

Farmhouse Kitchen 16'6 x 16'6 with range of units, Rayburn stove and large pantry;

Reception Room One 16'3 x 14'3 with solid fuel fire;

Reception Room Two 14' x 11' with solid fuel fire.

Tenure: See Legal Pack

Local Authority: Northumberland County Council

Energy Performance Certificate (EPC): Current Rating TBC

First Floor:

Bedroom One 15' x 12'9;

Bedroom Two 15'3 x 11'3;

Bedroom Three 16' x 12'3;

Bedroom Four 16'6 x 6'6;

Bathroom with bath, pedestal sink and WC.

Barn: Large L shaped barn

External: Front and rear gardens with parking for several vehicles

Viewing: Please telephone 01228 510552

Additional Fees

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

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



Tenure: Leasehold

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating E

Residential

27

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

***GUIDE PRICE:**

£25,000 - £35,000 (plus fees)

Investment property - town centre flat - let at £4,200 pa

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

Description:

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

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

Boxroom - 8'6 x 6':

Bedroom - 10'9 x 9':

Bedroom - 10' x 7'9':

Outside: Access via external stairs from gated yard.

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

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Eden District Council

Energy Performance Certificate (EPC): Current Rating D

Residential

28

12 Foster Street, Penrith, Cumbria CA11 7PD

***GUIDE PRICE:**

£80,000+ (plus fees)

2 bedroomed house just north of town centre

A two bedroomed house with combi gas central heating and uPVC double glazing conveniently situated just north of the town centre. A good investment property with sitting room, kitchen, porch, bathroom and two bedrooms.

Description:

Sitting Room - 14'6 x 9'9:

Kitchen - 13'6 x 5'6:

Rear Porch - 7'3 x 5'9:

Bathroom - 7'9 x 7': with bath, basin and combi boiler (not tested);

Front Bedroom - 13'9 x 10':

Rear Bedroom - 14' x 7'6:

Outside: Small rear yard with store.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)

29

Residential

The Haven, Sea Mill Lane, St. Bees, Cumbria CA27 0BD

*GUIDE PRICE:

£30,000+ (plus fees)

Derelict, detached beach bungalow with spectacular views

A detached beach bungalow with spectacular views to St Bees Head and the Irish sea in this sought after village. The property is derelict, boarded up and no internal viewing is possible. It does however offer tremendous potential for development subject to the necessary approvals.

Directions: From the village travel south on the main B5345 road. Just after The Oddfellows Arms pub turn right into Sea Mill Lane. Follow this road to the end where you pass under the railway line and The Haven is the third property on the left accessed from the rear.

Viewing: Call on site at any reasonable time

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

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

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*Description on Auction Information page

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Gatesgarth, Santon Bridge, Holmrook, Cumbria CA19 1UX

*GUIDE PRICE: **£250,000+** (plus fees)**Detached Lakeland house with barn, outbuildings and generous gardens**

A detached Lakeland house with barn and outbuildings occupying a delightful, rural site in this most sought after area only 3 miles or so from West Water the deepest lake and Scafell Pike the highest mountain in the Lake District National Park (recently designated a UNESCO World Heritage Site). The property is very dated and in need of a thorough programme of modernisation but offers fantastic development potential.

Description:**Ground Floor:**

Rear lean to Store - 16' x 8'3" leads into:-

Porch;

Dining Room - 14' x 12'9";

Kitchen - 14' x 8';

Inner Hall with stairs off;

Study - 14'6" x 8'6";

Sitting Room - 15' x 14';

Front Porch.

First Floor:

Landing;

Bedroom - 14'3" x 12' max;

Bedroom - 11'9" x 11'3";

Bedroom - 13'6" x 11'3";

Bathroom - 11'3" x 9'9";

Boxroom - 8' x 6'.

Outside: the property occupies a generous garden site - see title plan - with lawns, large detached barn and various outbuildings.

Directions: Go down the lane between the Bridge Inn and the River Irt. Gatesgarth is the last property approximately one third of a mile down the track. You may have to open and close a couple of gates. Please note that turning vehicles may be difficult if there is a lot of traffic on open viewing days and we would recommend parking at the pub and walking down. Why not call in and have a meal or a drink - it may be your new local!

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

30A

Residential

23 Station Road, Flimby, Maryport, Cumbria CA15 8QN

***GUIDE PRICE:**

£32,000+ (plus fees)

Mid terrace property, currently let at £4,200 pa

Two bedroom mid terraced property which has been recently renovated prior to letting on an Assured Shorthold Tenancy at £350 pcm and benefits from uPVC double glazing and gas central heating. It comprises: vestibule, lounge, kitchen and utility room to the ground floor, two bedrooms and bathroom to the first floor.

Description:

Vestibule:

Lounge 13'9 x 11'6:

Kitchen 13'6 x 12'9: Utility Room 12'6 x 4'6:

First Floor:

Bedroom One 13'9 x 11'9:

Bedroom Two 12'9 x 8'9:

Bathroom:

Outside: Forecourt and rear yard

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Carlisle City Council

31

Commercial

Kirklington Bowling Club, Kirklington, Carlisle, Cumbria CA6 6BX

***GUIDE PRICE:**

£5,000+ (plus fees)

Former Kirklington bowling club - detached building with garden plot

A large detached, single storey building with side garden area situated on the A6071 Brampton to Longtown road about half a mile west of Smithfield. The building extends to over 2,000 sq ft and has last been used as Kirklington bowling club. There is a grassed, side garden area which was used as the car park for members. It is suitable for a variety of uses subject to any necessary planning consent and interested parties should make their own enquiries to Carlisle City Council.

Description:

Main Hall - 46'9 x 35'9: Dining Room - 26' x 15':

Rear Room 1 - 9'6 x 7'9: Rear Room 2 - 9'6 x 7':

Gents WC: Ladies WC:

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)

South Cumbria: Lots 32 – 45

Thursday 13th December 2018

6.30 pm

Coronation Hall, County Square, Ulverston LA12 7LZ

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AUCTION
HOUSE
CUMBRIA




**POOLE
TOWNSEND**

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

32

Residential

6 Vernon Street, Barrow in Furness, Cumbria LA14 5SU

***GUIDE PRICE:**

£35,000+ (plus fees)

A two bed terraced property requiring some modernisation

A traditional terraced property requiring some improvements, making an ideal purchase for investors. With plenty of amenities nearby, two reception rooms and two bedrooms.

Description:

Vestibule:

Front Reception Room 12'9 x 9': with fireplace and window.

Rear Reception Room 14'3 x 12'6: with electric fire and window.

Kitchen 8'3 x 6'8: with units and gas point for oven.

First Floor: Landing

Bedroom 12'6 x 11': with window and door into Shower Room.

Bedroom 11'6 x 9'3: with window and built in cupboard.

Shower Room 8'4 x 6'6: a white suite with cubicle, WC and basin.

Outside: Rear yard.

Viewing: To view please call 01229 811811

Additional Fees

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

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



33

Residential

57 Dover Street, Barrow in Furness, LA14 3LE

***GUIDE PRICE:**

£45,000+ (plus fees)

Mid terraced property in need of some modernisation

Two bedroom terrace house in need of some modernisation in the sought after location of Walney Island. Would suit the homeowner looking for a project or an investor. Priced to sell. Comprises: Lounge/dining room and kitchen to the ground floor, two bedrooms and bathroom to the first floor.



Description:

Lounge/dining Room:

Kitchen:

First Floor:

Bedroom One:

Bedroom Two:

Bathroom:

Outside: Large garage

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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[*Description on Auction Information page](#)



34

Residential

54 Vernon Street, Barrow-In-Furness, Cumbria LA14 5SU

***GUIDE PRICE:**

£30,000+ (plus fees)

Terraced property requiring improvements

A two bedroom terraced property in a residential area close to amenities. The accommodation has gas central heating and first floor bathroom off the second bedroom.

Modernisation is required. Sold with vacant possession.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



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

35

Residential

109 Elleray Gardens, Windermere, Cumbria LA23 1JE

***GUIDE PRICE:**

£55,000 - £65,000 (plus fees)

First floor flat in a peaceful location with pleasant outlook

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

Description:

Entrance Hall: with cupboard housing the hot water tank

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

Kitchen 6'9 x 5'6: with wall and base units, sink, oven and hob.

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

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

Outside: Communal parking and communal gardens.

Viewing: To view please call 015394 44461

Joint Agent:



Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



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

36

Residential

34 James Watt Terrace, Barrow in Furness, Cumbria LA14 2TS

***GUIDE PRICE:**

£55,000+ (plus fees)

Mid terraced property in need of some updating

Three bedroom terraced house with gas central heating and uPVC double glazing. Located in a popular residential area. Comprises: vestibule, two reception rooms, kitchen and utility room to the ground floor, three bedrooms and bathroom to the first floor. Yard.

Description:

Vestibule: Entrance Hall

Lounge 15' x 9'9: Dining Room 14'11 x 10'2:

Kitchen 8'3 x 8': with fitted wall and base units

Utility Room 7'11 x 5'10:

Bedroom One 13'5 x 12'8: Bedroom Two 15' x 8':

Bedroom Three 9' x 8':

Bathroom 6'9 x 4'10: shower over bath, wash hand basin and WC

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating F

37

Residential

14 Clifford Street, Barrow in Furness, Cumbria LA14 2NJ

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Two bedroom terraced house in Town centre location

Tenanted at £90 per week, two bedroom property within walking distance of the Town centre and BAE Systems. Previously a three bedroom property. Good investment property.

Description:

Hallway:

Lounge 11'9 x 12'9:

Dining Room 12' x 13'2:

Kitchen 14'6 x 7':

Bedroom 15'4 x 12'9:

Bedroom 10'9 x 13':

Bathroom 7'9 x 6'4:

Shower Room:

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

37A

Residential

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

***GUIDE PRICE:**

£40,000+ (plus fees)

Terrace with new uPVC double glazing and external render

A mid terraced property in a residential area benefiting from new rosewood uPVC double glazing throughout and new external render. Internally the accommodation would benefit from some cosmetic improvements.

Description:

Entrance Hall:

Lounge:

Dining Room:

Kitchen:

First Floor:

Bedroom:

Bedroom:

Bathroom:

Outside: Rear yard with outhouse and WC

Viewing: To view please call 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)

Linmardale, Church Brough, Kirkby Stephen, Cumbria CA17 4EW

***GUIDE PRICE: £165,000+ (plus fees)**



Detached bungalow with three bedrooms

A spacious detached bungalow in a quiet elevated position with views of the fells. With Economy 7 central heating and double glazing and comprises: hall, lounge, dining kitchen, conservatory, utility, WC, three bedrooms and bathroom. Gardens, drive and garage.

Church Brough lies 4 miles from Kirkby Stephen and is an attractive village with church, castle, primary school and amenities.

Description:

Hallway: with airing cupboard and loft access.

Lounge 17'9 x 15'3: with window to the front.

Dining Kitchen 18'3 x 14'6: with a range of wall and base units, and work surface incorporating sink. Electric cooker and integrated dishwasher. Sliding patio doors into conservatory.

Conservatory 10'3 x 9'6: Double glazed timber conservatory with doors onto garden.

Utility 8'6 x 5'1: with base units and plumbing for washing machine.

Cloakroom with wash hand basin and WC.

Bathroom: with a white four piece suite comprising shower cubicle, bath, WC and wash hand basin. Window.

Tenure: See Legal Pack

Local Authority: Eden District Council

Energy Performance Certificate (EPC): Current Rating E

Bedroom 12'9 x 9'9: with built in wardrobes.

Bedroom 13'9 x 8'3: with built in wardrobe.

Bedroom 11'3 x 9'3

Outside: With drive leading garage. Lawned front garden and steps lead up to a raised seating area. Garden beds and patio area, shed and bin store.

Garage 23'6 x 21': with built in cupboards, work bench, power and light.

Viewing: To view please call 017683 71235

Joint Agent:

PFK

Additional Fees

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

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

**39**

Residential

**16 Lindal Street, Barrow in Furness,
Cumbria LA14 1AY**

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Two bedroom terrace property currently tenanted

Located within walking distance of the Town centre, train station and BAE Systems. Currently tenanted at £90 per week.

Description:

Vestibule:

Lounge 13'7 x 12':

Kitchen 7'9 x 12':

First Floor:

Bedroom One 10' x 12':

Bedroom Two 11' x 5'10':

Bathroom:

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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**Description on Auction Information page*

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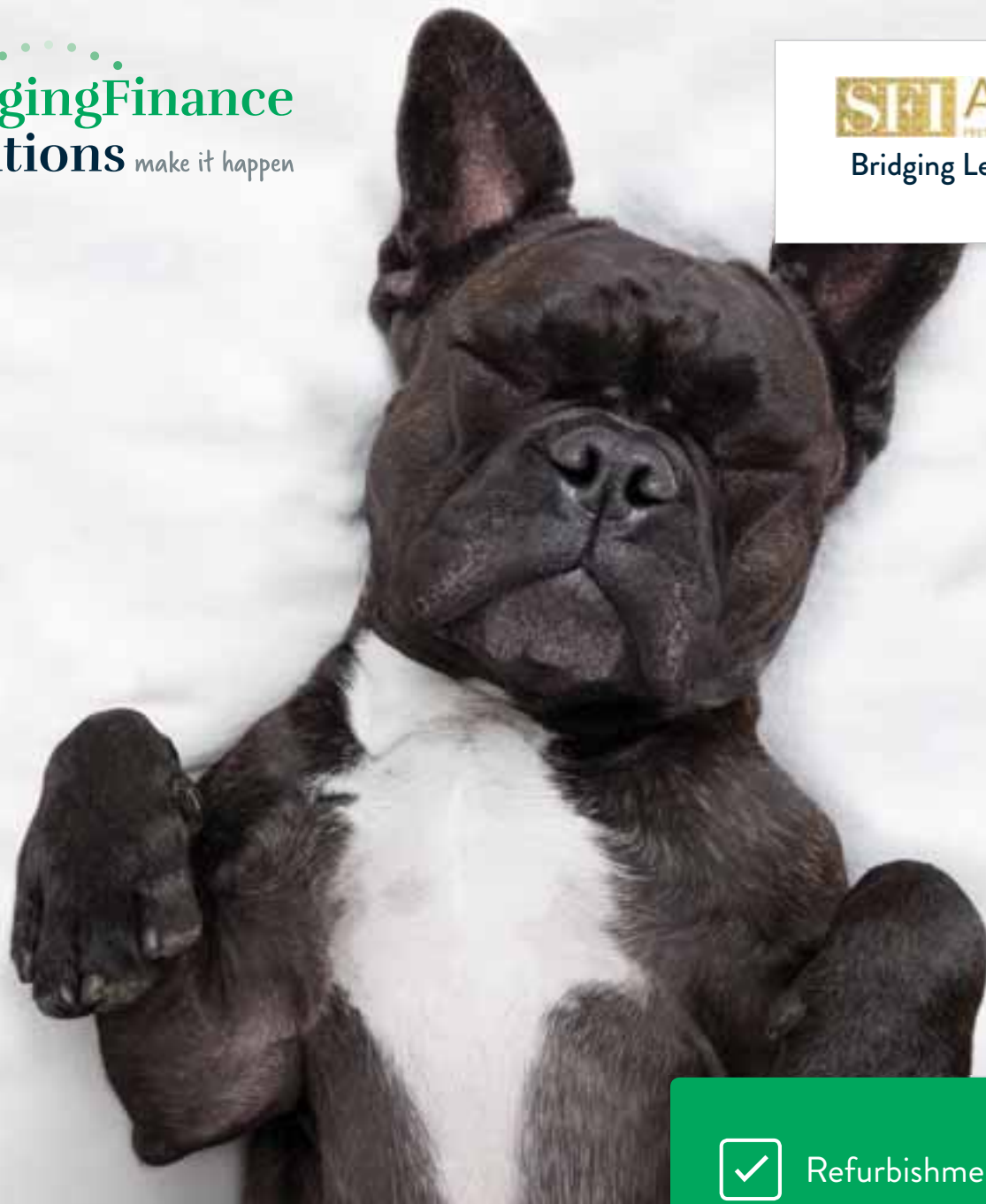
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**AUCTION
HOUSE**

24 Nethercroft, Levens, Kendal, Cumbria LA8 8LU

***GUIDE PRICE: £245,000+ (plus fees)**



Modern semi detached property located in this popular village

Three bedroom house in Levens, with easy access to the Lake District National Park and M6 Motorway.
The property comprises: entrance hall, cloakroom and dining kitchen to the ground floor, sitting room, two bedrooms and bathroom to the first floor and the master bedroom, dressing room and ensuite shower room to the second floor. Gas central heating and double glazing.

Description:

Entrance Hall with under stairs cupboard

Cloakroom with wash hand basin and WC

Dining Kitchen 18'2 x 11'8 with wall and base units, patio door leading to a balcony

First Floor:

Landing with built in cupboard

Sitting Room 18'3 x 11'9 with patio door leading to a balcony

Bedroom 11'6 x 9'8

Bedroom 10'5 x 8'3

Bathroom 7'5 x 6'5 with white three piece suite

Second Floor:

Landing with walk in storage cupboard

Master Bedroom 15' x 13'6 with dressing room

Ensuite 7'3 x 5'11 with shower cubicle, wash hand basin and WC

Garage 19' x 9'8: with up and over door, sink unit, light and power

Outside: To the front is off road parking and a side gate to the rear garden

Viewing: Please telephone 01539 815700

Joint Agent:



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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



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

41

Residential

11 Canal Street, Ulverston, Cumbria LA12 7JZ

***GUIDE PRICE:**

£75,000+ (plus fees)

Spacious three bedroom property over three floors

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

Description:

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

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

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

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

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

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

Outside: Enclosed rear yard with outbuilding.

Viewing: To view please call 01229 588111

Additional Fees

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

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

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[*Description on Auction Information page](#)



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

42

Residential

33 Ancaster Street, Barrow in Furness, Cumbria LA14 2SY

***GUIDE PRICE:**

£55,000+ (plus fees)

Two bedroom semi detached house in popular location

A semi detached property requiring some general modernisation, benefiting from gas central heating and uPVC double glazing.

Description:

Entrance Hall: with uPVC door and uPVC double glazed window.

Lounge 13'2 x 10'4: with fireplace, radiator & double glazed window.

Living Room 13'2 x 12'9: with radiator and double glazed window.

Kitchen 16'3 x 6'8: wall and base units and sink. Plumbing for washing machine, radiator and two double glazed windows.

Bedroom One 13'3 x 10'5: with double glazed window and radiator.

Bedroom Two 12'1 x 10'7: with double glazed window, radiator and cupboard housing the combi boiler.

Bathroom 6' x 5'5: bath with shower over, basin and WC. Radiator and uPVC double glazed window.

Outside: Rear garden with paved seating area and store.

Viewing: Please telephone 01229 825636

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating D

43

Residential

**123 Steel Street, Ulverston,
Cumbria LA12 9DY**

***GUIDE PRICE:**

£70,000+ (plus fees)

Mid terraced property ready for immediate occupation

A well presented end terrace with central heating, double glazing and new carpets. Ideal purchase for first time buyers or investors.

Description:

Entrance Hall: with under stairs storage cupboard

Reception Room 11' x 8'6": with radiator & double glazed window.

Reception Room 12'3 x 12'3: with radiator & double glazed window.

Kitchen 7'9 x 7': wall and base units, work surface & sink. Gas hob, electric oven and hood. uPVC double glazed window and door.

Bedroom 12'3 x 10'9: with radiator and uPVC double glazed window.

Bedroom 12'3 x 9': with radiator and uPVC double glazed window.

Bathroom 7'9 x 7': a white suite comprising bath, cubicle, WC and wash basin. Radiator and uPVC double glazed window.

Outside: Rear yard with store.

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

Viewing: To view please call 01229 582889

Additional Fees

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

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

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*Description on Auction Information page

Property Types for Auction

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



Properties for Improvement



Mixed Use Properties



Tenanted Properties



Commercial Investments



Residential Investments



Unique Properties



Development Propositions



Amenity Land and Other Property



Building Land

Cumbria

01228 510552

cumbria@auctionhouse.co.uk

North East

0191 908 9691

northeast@auctionhouse.co.uk

Tees Valley

01642 931060

teesvalley@auctionhouse.co.uk

6 Old Moor Gardens, Millom, Cumbria LA18 5ER

*GUIDE PRICE: **£95,000+** (plus fees)**Semi detached house with three bedrooms**

A semi detached property situated in a popular residential location occupying a corner plot with views to the rear. Benefiting from double glazing and central heating throughout the accommodation comprises: hall, lounge, dining room, kitchen, utility & WC. Three bedrooms and shower room. Garden, drive and garage. Some structural work may be required.

Description:**Hall:**

Lounge 16'6 x 16'3: with gas fire and double glazed window to the front. Stairs to the first floor and doors into dining room.

Dining Room 9' x 8'3: with patio doors to the rear.

Kitchen 8' x 7': with a range of wall and base units with worksurface incorporating sink. Four ring gas hob, double oven and dishwasher. Double glazed window.

Utility Room: with space for washing machine and further appliances. Door into garage. **Rear porch and WC.**

First Floor: Landing

Bedroom 11'9 x 9': with double glazed window and built in storage.

Bedroom 11'9 x 8'9: with double glazed window and built in storage.

Bedroom 9' x 7'3: with double glazed window.

Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating C

Shower Room 6'9 x 5': with shower cubicle, WC and wash hand basin. Double glazed window.

Outside: Drive to the front and garage. Rear garden with patio.

Viewing: To view please call 01229 772652

Joint Agent:**Additional Fees**

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

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

Beamsmoor, Garsdale Road, Sedbergh, Cumbria LA10 5JN

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



Attractive detached property with development potential

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

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

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

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

Viewing: To view please call 01228 510552



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Additional Fees

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

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

CUMBRIA AUCTION RESULTS

Wednesday 24th October 2018 12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	The Cedars, Main Street, Frizington, Cumbria	£32,000+	SOLD FOR £48,000
2	13 Montreal Street, Currock, Carlisle, Cumbria	£25,000+	SOLD FOR £36,500
3	North View, Low Row, Brampton, Cumbria	£60,000 - £70,000	SOLD FOR £91,000
4	50 Gillford Crescent, Carlisle, Cumbria	£35,000+	SOLD FOR £55,000
5	75 Scotland Road, Stanwix, Carlisle, Cumbria	£95,000+	SOLD FOR £135,000
6	176a Main Street, Frizington, Cumbria	£14,000+	SOLD FOR £14,000
7	4 Keele Terrace, Cleator Moor, Cumbria	£25,000 - £35,000	SOLD FOR £42,000
8	170 Harrington Road, Workington, Cumbria	£25,000 - £35,000	SOLD FOR £30,000
9	Flat 6, 182 Warwick Road, Carlisle, Cumbria	£30,000+	SOLD FOR £41,500
10	105 Senhouse Street, Workington, Cumbria	£30,000+	SOLD FOR £44,000
10a	144 Currock Park Avenue, Carlisle, Cumbria	£75,000+	SOLD FOR £96,000
11	7 Graham Street, Longtown, Cumbria	£40,000+	POSTPONED
12	121 Levens Drive, Morton Park, Carlisle, Cumbria	£65,000+	SOLD FOR £63,000
13	Tree Bank, Tree Road, Brampton, Cumbria	£140,000+	SOLD FOR £180,000
14	4 Gowrie Cottages, Gowrie, Baggrow, Aspatria, Cumbria	£65,000+	SOLD AFTER
15	Garage 16, Hugh Little Garth, Off Manor Road, Carlisle, Cumbria	£10,000+	SOLD FOR £11,000
16	45 Roper Street, Whitehaven	£75,000+	WITHDRAWN
17	44 Crossfield Road, Cleator Moor, Cumbria	£35,000 - £45,000	SOLD AFTER
18	26 & 26A New Street, Whitehaven, Cumbria	£40,000+	SOLD FOR £40,000
19	Building Plots, Farlam, Brampton, Cumbria	£150,000+	WITHDRAWN
20	32 Dale Street, Denton Holme, Carlisle, Cumbria	£75,000+	SOLD FOR £80,000
21	8a Wasdale Close, Whitehaven, Cumbria	£27,500+	SOLD FOR £28,500
22	170 Corporation Road, Workington, Cumbria	£35,000+	SOLD FOR £39,000
23	10 Buchanan Terrace, Ellenborough, Maryport, Cumbria	£30,000+	SOLD FOR £36,000
24	All Saints Rooms, Church Went, Kirkgate, Cockermouth, Cumbria	£85,000+	SOLD FOR £158,000
25	38 St Helens Street, Cockermouth, Cumbria	£50,000+	WITHDRAWN
26	19 Hillcrest, Northside, Workington, Cumbria	£20,000+	SOLD FOR £27,500
27	50a & 52a Queen Street, Aspatria, Cumbria	£90,000+	SOLD PRIOR
28	1 East Croft Terrace, Lowca, Whitehaven, Cumbria	SOLD PRIOR	SOLD PRIOR
29	2 Hard Bank Cottages, Hard Bank, How Mill, Brampton, Cumbria	£75,000+	SOLD FOR £80,000
30	3 Brookfield Avenue, Wigton, Cumbria	£55,000 - £65,000	SOLD FOR £77,000
31	60 Orton Road, Carlisle, Cumbria	£35,000 - £45,000	SOLD FOR £39,000
32	Golden Lion Inn, Lime Road, Harrington, Workington, Cumbria	£55,000 - £65,000	WITHDRAWN
33	The Victoria Inn, How Mill, Hayton, Brampton, Cumbria	£125,000+	SOLD FOR £107,000
34	170 Main Street, Frizington, Cumbria	£25,000+	SOLD PRIOR
35	23 Constable Street, Carlisle, Cumbria	£55,000+	SOLD FOR £78,500
36	133 Newlands Gardens, Workington, Cumbria	£25,000+	SOLD AFTER
37	78 Frizington Road, Frizington, Cumbria	£20,000+	SOLD FOR £29,000
38	55, 55A, 55B South William Street, Workington, Cumbria	£65,000+	SOLD AFTER
39	13 Milburn Street, Workington, Cumbria	£35,000+	SOLD FOR £41,000
40	Bella Vista, Baggrow, Aspatria, Cumbria	£75,000+	SOLD FOR £94,000
41	24 Challoner Street, Cockermouth, Cumbria	£75,000+	WITHDRAWN
42	19, 20 & 20a Foxhouses Road, Whitehaven, Cumbria	£75,000+	SOLD FOR £120,000
43	Selby Garth, Hethersgill, Cumbria	£65,000+	SOLD FOR £85,000
44	Wydon, Beacon Street, Penrith, Cumbria	£90,000+	SOLD FOR £130,000
45	Croft House Farm, Middletown, Egremont, Cumbria	£50,000 - £75,000	SOLD FOR £122,000

Thursday 25th October 2018 6.30pm

Coronation Hall, County Square, Ulverston LA12 7LZ

LOT	ADDRESS	*GUIDE PRICE	RESULTS
46	36 Greengate Street, Barrow in Furness, Cumbria	£32,000+	SOLD FOR £39,000
47	51 Chester Street, Barrow in Furness, Cumbria	£35,000 - £45,000	SOLD FOR £38,000
48	35 Duncan Street, Barrow-In-Furness, Cumbria	£35,000 - £45,000	SOLD FOR £49,000
49	5 Millans Court, Ambleside, Cumbria	£65,000+	SOLD FOR £56,000
50	22 New Road, Ingletton, Cumbria	£99,000+	SOLD FOR £124,000
50A	27 Hawke Street, Barrow in Furness, Cumbria	£35,000 - £45,000	SOLD FOR £45,000
51	Broom Hill, Winster, Windermere, Cumbria	£345,000+	SOLD AFTER
52	Beamsmoor, Garsdale Road, Sedbergh, Cumbria	£275,000+	AVAILABLE
53	20 Monk Street, Barrow in Furness, Cumbria	£37,000+	SOLD FOR £43,000
54	9 Ann Street, Dalton in Furness, Cumbria	£95,000+	WITHDRAWN
55	Bramble Cottage, Soutergate, Ulverston, Cumbria	£95,000+	SOLD FOR £96,000
56	Hill Crest, Mount Pleasant, Greenodd, Cumbria	£110,000+	SOLD AFTER
57	Building Plot, Main Street, Greenodd, Cumbria	£95,000+	POSTPONED
58	11 Alexandra Road, Ulverston, Cumbria	£190,000+	SOLD FOR £200,000
59	Rock Cottage, Brough, Kirkby Stephen, Cumbria	£65,000+	SOLD AFTER
60	66a Stramongate, Kendal, Cumbria	£65,000+	SOLD AFTER
61	The Byre, Croft Street, Kirkby Stephen, Cumbria	£165,000+	SOLD PRIOR
62	73 Plymouth Street, Walney, Barrow-In-Furness, Cumbria	£80,000+	SOLD PRIOR
63	36 Lound Road, Kendal, Cumbria	£215,000+	SOLD FOR £215,000

*Description on Auction Information page

NORTH EAST AUCTION RESULTS

Tuesday 30th October 2018 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	24 Twelfth Street, Hordon, Peterlee, County Durham	£10,000+	SOLD FOR £21,500
2	33 Peaton Street, North Ormesby, Middlesbrough, Cleveland	£11,500+	SOLD FOR £16,500
3	5 Queen Street, Ashington, Northumberland	£28,000+	SOLD FOR £31,000
4	93a Fox Howe, Coulby Newham, Middlesbrough, Cleveland	£60,000+	SOLD PRIOR
5	20 Twelfth Street, Horden, Peterlee, County Durham	£19,000+	SOLD FOR £21,000
6	The Binchester Hotel, Albion Street, Spennymoor, County Durham	£80,000 - £100,000	SOLD FOR £133,000
7	191 Arnold Street, Boldon Colliery, Tyne and Wear	£20,000+	SOLD AFTER
8	Flat 12A, 3 Upgang Lane, Whitby, North Yorkshire	£75,000+	AVAILABLE
9	8 Station Road, Easington Colliery, County Durham	£33,000+	SOLD FOR £40,000
9a	447 Cowpen Road, Blyth, Northumberland	£33,000+	AVAILABLE
10	17 Wareham Way, Sunnyside, Crook, County Durham	£30,000+	SOLD FOR £31,500
11	42 Deneburn Terrace, Consett, County Durham	£33,000+	SOLD FOR £34,000
12	16 High Street, Tow Law, Bishop Auckland, County Durham	£40,000+	SOLD FOR £39,500
12a	39 Easby Avenue, Middlesbrough, Cleveland	£85,000+	SOLD AFTER
13	1 Radcliffe Cottages, Hexham Road, Newcastle Upon Tyne, Tyne and Wear	£120,000+	AVAILABLE
14	18 Clyde Terrace, Spennymoor, County Durham	£42,000+	SOLD FOR £38,000
15	11 Saville Street, North Shields, Tyne and Wear	£40,000 - £45,000	SOLD AFTER
16	27 Clarence Green, Newton Aycliffe, County Durham	£35,000+	SOLD FOR £41,000
17	69 Stephenson Road, Heaton, Newcastle, Tyne and Wear	£85,000 - £95,000	SOLD PRIOR
18	38 Norwich Gardens, Willington, Crook, County Durham	£35,000+	SOLD PRIOR
18a	6 Victoria Road East, Hebburn, Tyne and Wear	£120,000+	AVAILABLE
19	5 Logan Street, Langley Park, Durham, County Durham	£37,000+	POSTPONED
19a	17 Garden Place, Middlesbrough, Cleveland	£50,000+	SOLD FOR £55,000
20	67 Grassington Road, Middlesbrough, Cleveland	£65,000+	SOLD AFTER
21	31 Longnewton Street, Seaham, County Durham	£37,000+	AVAILABLE
22	1 Moneys Buildings, West Cornforth, Ferryhill, County Durham	£50,000+	SOLD FOR £45,000
23	75 William Street, Blyth, Northumberland	£18,000+	SOLD FOR £21,500
23a	12 Ascot Street, Peterlee, County Durham	£15,000+	SOLD FOR £19,000
24	1 Gladstone Street, Eston, Middlesbrough, Cleveland	£46,000+	WITHDRAWN
25	62 Broomside Lane, Carrville, Durham, County Durham	£49,000+	SOLD PRIOR
26	Land on Darlington Lane, Stockton-on-Tees, Cleveland	£20,000+	SOLD FOR £54,000
27	90 Percy Street South, Blyth, Northumberland	£38,000+	SOLD AFTER
28	Flat 4, 9 Bagdale, Whitby, North Yorkshire	£95,000+	AVAILABLE
29	Union Bar, 7-9 Front Street, Consett, County Durham	£90,000+	SOLD FOR £90,000
30	10/10a Harraton Terrace, Birtley, County Durham	£100,000 - £110,000	AVAILABLE
31	112 Katherine Street, Ashington, Northumberland	£23,000+	AVAILABLE
31a	22 Half Moon Lane, Spennymoor, County Durham	£30,000+	WITHDRAWN
32	25 Londonderry Street, Seaham, County Durham	£40,000+	AVAILABLE
33	The Conservative Club, Main Street, Haltwhistle, Northumberland	£75,000+	AVAILABLE
34	9 Bodlewell House, High Street East, Sunderland, Tyne and Wear	£35,000 - £45,000	AVAILABLE
35	41 Lynn Street, Blyth, Northumberland	£22,000+	SOLD AFTER
36	108 Westgate, Guisborough, Cleveland	£42,000+	SOLD FOR £66,000
37	Site Of Former Wardles Bridge Inn, Holmside Lane, Edmondsley, County Durham	£360,000+	AVAILABLE
38	319 Alexandra Road, Ashington, Northumberland	£32,000+	AVAILABLE
39	Apartment 509 The Bar, St James Gates, Newcastle, Tyne and Wear	£91,000+	SOLD FOR £114,000
40	Apartment 1014, The Bar, St James Gates, Newcastle, Tyne and Wear	£69,000+	SOLD FOR £110,000
41	5 Mossdale Grove, Guisborough, Cleveland	£125,000+	SOLD FOR £142,000

***Description on Auction Information page**

MEMORANDUM OF SALE



Property Address:

Lot No.

Price:

The Vendor:

The Purchaser:

Post Code:

Tel:

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

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

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

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

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

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Proxy

☐

Telephone

☐

Name:

Name of Company (if applicable):

Of (address):

Postcode:

Time at Address:

Tel: Mobile:

Email:

I/We attach copies of photo ID and proof of address:

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

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

PROPERTY AND BID DETAILS

Lot No.: Property Address:

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

(amount in words):

DEPOSIT (tick as applicable)

Option 1

☐

I attach a cheque for 10% of my proxy bid or £5,000, whichever is the greater, plus £900.00 (£750.00 + VAT Administration Charge) plus Buyers Premium if applicable.

My cheque of £
(amount if applicable)

Made payable to AUCTION HOUSE

Option 2

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £900.00 (£750.00 + VAT Administration Charge) plus Buyers Premium if applicable.

Made payable to AUCTION HOUSE

Option 3

☐

Pay by **debit card**

Card Number:

Valid From:

Expiry Date:

Security Code:

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

I/we also agree for Auction House to carry out an Anti-Money Laundering check to confirm my/our identity in line with the Money Laundering Regulations 2007.

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

Anyone not able to attend the auction and wishing to make a bid for any property,
do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a cheque or card details for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, 23-25 Castle Street, Carlisle CA3 8SY or Metropolitan House, Long Rigg Road, Swalwell NE16 3AS or Suite 9, Victoria Business Centre, Victoria House, 159 Albert Road, Middlesbrough TS1 2PX to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the buyers premium or in accordance with the General or Special Conditions of Sale relating to the lot.
4. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
5. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
6. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
7. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
8. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of £900.00 (£750.00 + VAT) should be added to the deposit cheque or a separate cheque should be made payable to Auction House Cumbria. Payment can also be made by debit card.
9. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
10. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified and the deposit returned as soon as reasonably possible.
11. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
12. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
13. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
14. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof.

I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

general conditions.

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;

- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;

- (e) rights, easements, quasi-easements, and wayleaves;

- (f) outgoing and other liabilities;

- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;

- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and

- (i) anything the seller does not and could not reasonably know about.

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

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

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

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

G1.9 The buyer buys with full knowledge of:

- (a) the documents, whether or not the buyer has read them; and

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- (b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.
- G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. DEPOSIT**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
 - (b) 10% of the price (exclusive of any VAT on the price).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
 - (b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.
- G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.
- G3. BETWEEN CONTRACT AND COMPLETION**
- G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
- (a) produce to the buyer on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim;
- and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.
- G4. TITLE AND IDENTITY**
- G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.
- G4.2 If any of the documents is not made available before the auction the following provisions apply:
- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
 - (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
 - (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
 - (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the documents accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.
 - (e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.
- G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
 - (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.
- G5. TRANSFER**
- G5.1 Unless a form of transfer is prescribed by the special conditions:
- (a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
 - (b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.
- G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- G6. COMPLETION**
- G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.
- G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the seller's conveyancer's client account; and
 - (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.
- G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.
- G6.6 Where applicable the contract remains in force following completion.
- G7. NOTICE TO COMPLETE**
- G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be ready to complete.
- G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:
- (a) terminate the contract;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the lot; and
 - (e) claim damages from the buyer.
- G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:
- (a) terminate the contract; and
 - (b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.
- G8. IF THE CONTRACT IS BROUGHT TO AN END**
- If the contract is lawfully brought to an end:
- (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
 - (b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.
- G9. LANDLORD'S LICENCE**
- G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.
- G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.
- G9.4 The seller must:
- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
 - (b) enter into any authorised guarantee agreement properly required.
- G9.5 The buyer must:
- (a) promptly provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.
- G10. INTEREST AND APPORTIONMENTS**
- G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.
- G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at actual completion date unless:
- (a) the buyer is liable to pay interest; and
 - (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.
- G11. ARREARS**
- Part 1 Current rent**
- G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.
- G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.
- G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.
- Part 2 Buyer to pay for arrears**
- G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.
- G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.
- G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this condition G11 applies where the special conditions:
- (a) so state; or
 - (b) give no details of any arrears.
- G11.8 While any arrears due to the seller remain unpaid the buyer must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
 - (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
 - (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
 - (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
 - (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.
- G12. MANAGEMENT**
- G12.1 This condition G12 applies where the lot is sold subject to tenancies.
- G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.
- G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:
- (a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
 - (b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
 - (c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.
- G13. RENT DEPOSITS**
- G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.
- G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

in which the **buyer** covenants with the **seller** to:

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

G14. VAT

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

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

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the **special conditions** so state:

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

G15.2 The **seller** confirms that the **seller**

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

G15.3 The **buyer** confirms that:

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

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

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

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

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

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

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

G16. CAPITAL ALLOWANCES

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

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

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

G16.4 The **seller** and **buyer** agree:

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

G17. MAINTENANCE AGREEMENTS

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

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

G18. LANDLORD AND TENANT ACT 1987

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

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

G19. SALE BY PRACTITIONER

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- (b) the **seller** may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

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

G20. TUPE

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

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

- (a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on completion (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before completion.
- (b) The **buyer** confirms that it will comply with its obligations under TUPE and any **special conditions** in respect of the Transferring Employees.
- (c) The **buyer** and the **seller** acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on completion.
- (d) The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after completion.

G21. ENVIRONMENTAL

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

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

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

G22. SERVICE CHARGE

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

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

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

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

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

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant **condition** G11 (arrears) applies.

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

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

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

G23. RENT REVIEWS

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

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

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

G23.4 The **seller** must promptly:

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

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

G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and

interest recovered from the tenant that relates to the **seller's** period of ownership within five business days of receipt of cleared funds.

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

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

G24. TENANCY RENEWALS

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

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

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

G24.4 Following completion the **buyer** must:

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

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

G25. WARRANTIES

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

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

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

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

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

G26. NO ASSIGNMENT

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

G27. REGISTRATION AT THE LAND REGISTRY

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

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

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

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

G28. NOTICES AND OTHER COMMUNICATIONS

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

G28.2 A communication may be relied on if:

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

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

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

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

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

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

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