

AUCTION HOUSE

WEST YORKSHIRE

Wednesday

5th February 2020

2.00pm

Norman Hunter

Banqueting Suite

Leeds United Football Club

Elland Road Stadium

Leeds

LS11 0ES



AUCTION VENUE



Auction Room

Norman Hunter Banqueting Suite, Elland Road Stadium, Leeds LS11 OES
(Just off M621, Junction 1)

Leeds, Bradford, Wakefield Auction Team:

James Pank BSc (Hons) MRICS – Director,
Tracy Priest – Auction Co-ordinator,
Chris Jackson – Valuer,
Simon Duckworth – Accompanied Viewer,
Carly Sutton – Auction Administrator,
Michele Clarke – Auction Administrator

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MESSAGE FROM THE AUCTIONEERS



JAMES PANK BSc (Hons) MRICS
DIRECTOR/AUCTIONEER

Welcome to our first auction of 2020.

Looking back to 2019 for a second, I am very proud to have played a part in Auction House's most successful year ever, selling more than 3,800 lots across the UK and at an increased success rate of 77%. Despite an uncertain economic climate, this total is the highest ever recorded by a property auctioneer in the UK.

With the election result behind us, interest rates at an all-time low and property prices expected to rise in 2020, we are starting the year with over 50 properties available. Many are ready to be developed or already tenanted offering some "oven ready" investments.

Please take a look at my ones to watch detailed below:

Lot 15 – A substantial commercial premises including retail units and a lock up garage.

Lot 29 – A mixed use property in South Elmsall offering an impressive return of almost 20%.

Lot 40 – A neglected semi-detached property in Leeds requiring complete refurbishment.

We are now inviting entries into our March auction so if you have a property you would like to discuss, please get in touch soon.

Good luck

James Pank

Director / Auctioneer

NEXT AUCTION DATES

25th March 2020 • 13th May 2020 • 8th July 2020 • 2nd September 2020

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price, subject to a minimum of £1080.00 (including 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, debit card or building society cheque. Cash, cheque or credit card payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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

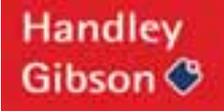


Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely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

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

INTRODUCING ESTATE AGENTS

A Selection of our Loyal Joint Agents from the region

ORDER OF SALE

Wednesday 5th February 2020 2.00pm

Norman Hunter Banqueting Suite, Elland Road Stadium, Leeds LS11 0ES

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	65 Westbury Place South, Leeds, West Yorkshire LS10 3DA	£29,000 +	Residential for Improvement
2	Apt 405 Landmark House, 11 Broadway, Bradford, West Yorkshire BD1 1JB	£25,000 +	Residential
3	Flats A, B & C, 26 Sefton Avenue, Leeds, West Yorkshire LS11 7BA	£75,000 - £85,000	Residential
4	26 Ashton Terrace, Leeds, West Yorkshire, LS8 5BU	£65,000 +	Residential Investment
5	232 Dewsbury Road, Leeds, West Yorkshire LS11 6ER	£140,000 +	Residential Investment
6	Flat 1 - 5, 19 Trentham Row, Leeds, West Yorkshire LS11 6HU	£85,000 +	Residential Investment
7	167 Devonshire Street, Keighley, Bradford, West Yorkshire BD21 2NH	£40,000 +	Residential
8	9 Whitcliffe Square, Cleckheaton, West Yorkshire BD19 3PL	WITHDRAWN	Residential for Improvement
9	6 Empire House, Barnsley Road, South Emsall, West Yorkshire WF9 2LD	£1 +	Residential
10	30 Dorset Terrace, Leeds, West Yorkshire LS8 3QR	£90,000 +	Residential Investment
11	Land Off Abbey Road, Knaresborough, North Yorkshire, HG5 8DG	£45,000 +	Land
12	Flat 4 Beach House, 11 Albion Terrace, Bridlington, East Riding of Yorkshire YO15 2PJ	SOLD PRIOR	Residential
13	Flats 1 - 6, 1 Hardy Terrace, Leeds, LS11 6NB	£90,000 +	Residential Investment
14	56 Honeywell Street, Barnsley, South Yorkshire S71 1PZ	£25,000 +	Residential for Improvement
15	99 Parkside Road, Bradford, BD5 8DY	£90,000 +	Commercial
16	25 Recreation Terrace, Leeds, West Yorkshire LS11 0AW	WITHDRAWN	Residential Investment
17	16 Kingswood Terrace, Bradford, West Yorkshire BD7 3DT	SOLD PRIOR	Commercial
18	59 Fagley Road, Bradford, West Yorkshire, BD2 3LS	£45,000 - £50,000	Residential
19	82 Harlech Road, Leeds, West Yorkshire LS11 7DG	£80,000 +	Residential Investment
20	9 Armley Lodge Road, Armley, Leeds, West Yorkshire LS12 2AT	£75,000 +	Residential Investment
21	9 Dorset Terrace, Leeds, West Yorkshire LS8 3QR	£87,000 +	Residential Investment
22	19 Seaforth Terrace, Leeds, West Yorkshire LS9 6AE	£90,000 +	Residential Investment
23	22 Trentham Row, Leeds, West Yorkshire, LS11 6HU	£80,000 +	Residential Investment
24	2 New Road & 1 Union Street, Halifax, West Yorkshire HX1 1PR	£60,000 - £70,000	Mixed Use
25	Mustard Pot Farm, 100 Long Lane, Allerton, Bradford, West Yorkshire BD15 8AH	£160,000 +	Residential for Improvement
25a	16 Nowell Mount, Leeds, West Yorkshire LS9 6HW	£60,000 - £70,000	Residential
26	272 Broadway, Horsforth, Leeds, West Yorkshire LS18 4EX	£125,000 +	Residential for Improvement
27	4 Thornton Grove, Leeds, West Yorkshire, LS12 3JB	£65,000 +	Residential
28	43 Bude Road, Leeds, LS11 6HX	£80,000 +	Residential Investment

*Description on Auction Information page

ORDER OF SALE

Wednesday 5th February 2020 2.00pm

Norman Hunter Banqueting Suite, Elland Road Stadium, Leeds LS11 0ES

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
28a	15 Park Drive & Mayland Mews, Bradford, West Yorkshire BD9 4DP	£395,000 +	Residential for Improvement
29	129 Barnsley Road, South Elmsall, Pontefract, West Yorkshire WF9 2AE	£75,000 +	Mixed Use
30	122 Lady Pit Lane, Beeston, Leeds, West Yorkshire LS11 6EE	£130,000 +	Residential Investment
31	8 Edward Street, Swinton, South Yorkshire S64 8NL	£40,000 +	Residential for Improvement
31a	6 Nancroft Terrace, Leeds, West Yorkshire LS12 2DQ	£55,000 - £65,000	Residential Investment
32	Land To The Side Of Blackburn Close, Fairweather Green, Bradford, West Yorkshire BD8 0EY	£40,000 - £45,000	Plots/Building Land
33	Red Bus Cafe, York Road, Leeds, West Yorkshire LS14 3AE	SOLD PRIOR	Commercial
34	49 Seaforth Avenue, Leeds, West Yorkshire, LS9 6AG	£75,000 +	Residential Investment
35	4 Branksome Drive, Shipley, West Yorkshire, BD18 4BB	£130,000 +	Residential
35a	7 Broughton Avenue, Leeds, West Yorkshire LS9 6BD	£55,000 - £65,000	Residential
36	18 Trentham Row, Leeds, West Yorkshire, LS11 6HU	£85,000 +	Residential Investment
36a	6 Clover Hill Terrace, Halifax, West Yorkshire HX1 2XF	£75,000 +	Residential
37	4 Church View, Pool in Wharfedale, Otley, West Yorkshire LS21 1LL	£110,000 +	Residential for Improvement
38	29 Wesley Road, Leeds, West Yorkshire LS12 1UN	£210,000 +	Residential Investment
39	Land at Hope Street, Sowerby Bridge, West Yorkshire HX6 3PN	£45,000 - £55,000	Land
40	836 Tong Road, Farnley, Leeds, West Yorkshire LS12 5HE	£65,000 +	Residential for Improvement
40a	116 Woodhall Road, Bradford, West Yorkshire BD3 7BT	£50,000 +	Residential
41	21 Wickham Street, Leeds, LS11 7AR	SOLD PRIOR	Residential Investment
42	Land To Rear Of 94 Highfield Avenue, Leeds, West Yorkshire LS12 4BY	£29,000 +	Land
42a	7 Gillstead House, Kingsdale Court, Leeds, West Yorkshire LS14 1PY	£20,000 - £25,000	Residential for Improvement
43	4 Barton Grove/3a Barton Terrace, Leeds, West Yorkshire, LS11 8TW	£90,000 +	Residential Investment
44	Flats 1 - 3, 5 Warrels Grove, Bramley, Leeds, West Yorkshire LS13 3NN	£185,000 +	Residential Investment
44a	Apt 121 Citispace West, 2 Leylands Road, Leeds, West Yorkshire LS2 7JS	£42,000 +	Residential
45	11 Bowman Street, Halifax, West Yorkshire HX1 5PE	£35,000 - £45,000	Residential
46	23 France Street, Soothill, Batley, West Yorkshire WF17 6NU	£25,000 - £30,000	Residential for Improvement
47	41A Linton Road, Wakefield, West Yorkshire, WF1 4HH	£25,000 - £30,000	Residential Investment
48	4 Crosby Place, Leeds, West Yorkshire LS11 9LG	£55,000 +	Residential Investment
49	41 Bexley Grove, Harehills, Leeds, LS8 5NZ	£50,000 +	Residential for Improvement
50	14 Sefton Avenue, Leeds, West Yorkshire LS11 7BA	£75,000 - £85,000	Residential Investment

[*Description on Auction Information page](#)



1

Residential for improvement

65 Westbury Place South, Leeds, West Yorkshire LS10 3DA

***GUIDE PRICE:**

£29,000 + (plus fees)

This one bedroom back to back terrace in Leeds is sure to appeal to the renovator and buy to let landlord. The property has double glazing and central heating but would now benefit from a scheme of improvement. Once improved, the property could be kept as part of a portfolio or sold on for a profit to a homeowner. It is conveniently located for the motorway network and has good transport links to Leeds city centre. Please note: A 21 day completion applies to this lot.



Description:

Ground Floor: Lounge and kitchen.

First Floor: Landing, bedroom and bathroom.

Externally: Yard to the front.

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £900 inc VAT

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](#)



2

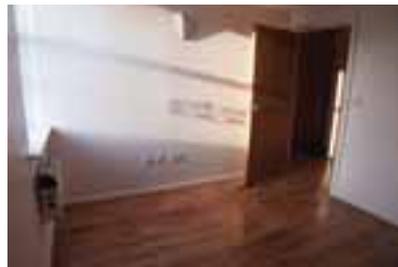
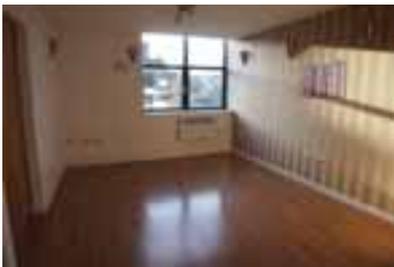
Residential

Apt 405 Landmark House, 11 Broadway, Bradford, West Yorkshire BD1 1JB

***GUIDE PRICE:**

£25,000 + (plus fees)

This two bedroom 4th floor apartment in Landmark House, central Bradford, will appeal to those looking to add to a portfolio. The property benefits from a generous living kitchen, two bedrooms and bathroom. There is an intercom system, a lift to all floors and the apartment enjoys stunning views over City Park. Please refer to the legal pack for lease details. Please note: A 14 day completion applies to this lot.



Description:

Fourth Floor: Hall, Living kitchen, two bedrooms and bathroom.

Tenure: Leasehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £1140 inc VAT

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

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[*Description on Auction Information page](#)



3

Residential

Flats A, B & C, 26 Sefton Avenue, Leeds, West Yorkshire, LS11 7BA

***GUIDE PRICE:**

£75,000 - £85,000 (plus fees)

This substantial end through terrace, divided into three x 1 bedroom flats, would make a good addition to a buy to let portfolio. The property benefits from a hard wired fire alarm system, separate electricity meters and fire doors throughout. The flats have been owned and run by a local housing association for many years. Now vacant, the flats have the potential to provide a landlord with a high yield. Externally, there are yards to the front and rear.



Description:

Ground Floor: Communal entrance, Flat A - Hall, lounge, kitchen, bedroom and bathroom

First Floor: Landing, Flat B - Hall, lounge, kitchen, bedroom and bathroom

Second Floor: Flat C - Landing, lounge, kitchen, bedroom and bathroom

Externally: Yards to the front and rear

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate(EPC): Please refer to the legal pack.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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](#)



4

Residential Investment

26 Ashton Terrace, Leeds, West Yorkshire, LS8 5BU

***GUIDE PRICE:**

£65,000 + (plus fees)

This two bedroom back to back terrace with basement flat is currently fully let and generating an impressive annual rental income of £12,060. Based on the quoted guide price this equates to a gross return of 18%. The property is located in Harehills, Leeds with a good range of shops and amenities just a short walk away. Please note: A 21 day completion applies to this lot.



Description:

Lower ground floor: Flat.

Ground Floor: Living room and kitchen.

First Floor: Bedroom and bathroom.

Second Floor: Bedroom.

Externally: Yard to the front.

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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 Investment

232 Dewsbury Road, Leeds, West Yorkshire LS11 6ER

***GUIDE PRICE:**

£140,000 + (plus fees)

This substantial terrace, having been divided into 7 x studios approximately 30 years ago, is currently fully let and generating an income of £36,400 per annum. This equates to a return of 26% based on the guide price. Four of the existing tenants are longstanding having lived in the property between 5 and 20 years! Some of the units are, therefore, a little tired and would require updating if they were to become vacant. Other units have been maintained and modernised in recent years. Each studio accommodation consists of living bedroom, kitchen facilities and shower room. The units are separately metered and tenants pay their own bills leading to a healthy return for the investor. The property is located on Dewsbury Road, only 1.5 miles south of Leeds city centre.

Description:

Lower Ground Floor: Basement flat - Living area, bedroom area and shower room.

Ground Floor: Communal hall, Flat 1 - Living bedroom and shower room. Flat 2 - Lounge, bedroom area, kitchen and shower room.

First Floor: Landing, Flat 3 - Living bedroom, kitchen and shower room. Flat 4 - Living bedroom, kitchen and shower room.

Second Floor: Landing, Flat 5 - Living bedroom and shower room. Flat 6 - Living bedroom and shower room.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Please refer to the legal pack.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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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Residential Investment

Flat 1 - 5, 19 Trentham Row, Leeds, West Yorkshire LS11 6HU

***GUIDE PRICE:**

£85,000 + (plus fees)

This double fronted terrace has an HMO license, is currently fully let and producing an annual income of £17,680. When based on the quoted guide price this equates to a gross return of 20%. The seller has advised us that one of the tenants has been in occupation twenty five years although the others have been in between five and eight years. The property comprises a self-contained one bedroom flat with four studios. Each studio has its own kitchen units but shares a communal shower room. The property is located within walking distance of the many shops and amenities on Dewsbury Road and is just 1.3 miles from Leeds city centre.

Description:

Ground Floor: Two studios

First Floor: Two studios and a shower room

Second Floor: Living room, bedroom and shower room



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating
Please refer to the legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

167 Devonshire Street, Keighley, Bradford, West Yorkshire BD21 2NH

***GUIDE PRICE:**

£40,000 + (plus fees)

This immaculately presented two bedroom through terrace has been refurbished in recent times and would surely make an excellent first home or buy to let investment. Until January 2020 it was marketed for £80,000 which means it is now offered at half the price! The property is located in Keighley, just half a mile from the town centre and all the shops and restaurants it has to offer. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground Floor: Living room and dining kitchen.

First Floor: Two bedrooms and a bathroom.

Externally: The property has a garden to the rear.



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

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[*Description on Auction Information page](#)

Residential for improvement

9 Whitcliffe Square, Cleckheaton, Bradford, BD19 7PL

*GUIDE PRICE:
£10,000 (reserves)

The one bedroom terrace has been neglected in recent years but now offers a great refurbishment opportunity for both experienced developers and those looking for their first project. The property sits on a quiet street in the village of Cleckheaton with a number of shops and amenities less than half a mile away in the village centre.

Description:

Basement storage.:

Ground Floor: Living/kitchen.

First Floor: Bedroom and bathroom.

Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy performance Certificate (EPC): Please refer to the legal pack .

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £900 inc VAT

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

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*Description on Auction Information page

Next Auction Date 25th March 2020

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

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info@ahwy.co.uk / huddersfield@auctionhouse.co.uk

**AUCTION
HOUSE**

WEST YORKSHIRE

9

Residential

6 Empire House, Barnsley Road, South Emsall, West Yorkshire WF9 2LD

***GUIDE PRICE:**

£1 + (plus fees)

This well presented and spacious three bedroom town house is likely to make an excellent buy to let or even family home at some point in the future. It includes a spectacular master bedroom with en-suite bathroom on the second floor and an additional study on the first floor. The property is located in the town of South Emsall and is just a short walk from the train station, shops and amenities on Barnsley Road. We have been advised by the seller that the service charge is artificially high at present while the management company save up to complete necessary roof works. See legal pack for further information. Leasehold Information: 125 years from 2004. Service Charge: £3,000 per annum. Ground Rent: Peppercorn. Please note: A 14 day completion applies to this lot.

Description:

Ground Floor: Entrance hall, living room with kitchen and dining area. WC.

First Floor: Two bedrooms, bathroom and a study.

Second Floor: Master bedroom with en-suite bathroom.



Tenure: Leasehold

Local Authority: Wakefield Metropolitan District Council
Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £900 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

10

Residential Investments

30 Dorset Terrace, Leeds, West Yorkshire LS8 3QR

***GUIDE PRICE:**

£90,000 + (plus fees)

This substantial terraced property in Leeds is fully let and is generating an income of £17,680 per annum. This equates to a return of more than 19% based on the guide price. The property was divided into flats many years ago and currently comprises of 3 x one bedroom flats. One of the tenants has been in situ for almost ten years. The property is well positioned for the amenities of Harehills and has good transport links to Leeds city centre.

Description:

Ground Floor: Flat 1 - Bedroom, lounge, kitchen and shower room

First Floor: Landing, Flat 2 - Living bedroom, kitchen and bathroom.

Flat 3 - Shower room

Second Floor: Flat 3 - Living kitchen and bedroom



Tenure: Freehold

Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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](#)

11

Land

Land Off Abbey Road, Knaresborough, North Yorkshire, HG5 8DG

*GUIDE PRICE:

£45,000 + (plus fees)

This small parcel of land will require some imagination. It has been used for parking for many years and may continue in this vein or possibly be developed on subject to the necessary consents being obtained. It sits in an idyllic location overlooking the River Nidd and is just half a mile from Knaresborough town centre and train station.



Tenure: Freehold

Local Authority: Harrogate Borough Council

Energy Performance Certificate (EPC): N/A

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

12

Residential

Flat 4 Beach House, 11 Albion Terrace, Bridlington, East Yorkshire YO15 2PJ

*GUIDE PRICE:

£40,000 + (plus fees)

The self-contained two-bedroomed apartment is on the second floor of a large property which is part of an imposing terrace that is only approximately 100 yards from Bridlington's seafront and the North Beach. The flat offers compact accommodation, which is gas centrally heated and uPVC double glazed with the attraction of side views to the sea from the windows of the kitchen and living room. An excellent opportunity to purchase a seaside property and ideal holiday home or letting unit. Please refer to the legal pack for leasehold information. Please note: A 14 day completion applies to this lot and the buyer will be required to pay the exchange deposit from cleared funds.

Description:

Second Floor: Hallway, living room, kitchen, bedroom and bathroom.



Tenure: Leasehold

Local Authority: East Riding of Yorkshire Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £1140 inc VAT

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

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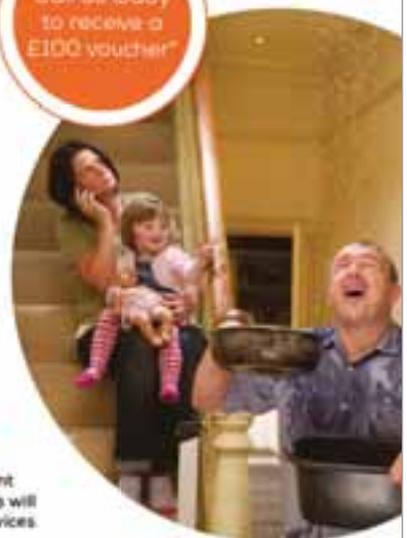


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13

Residential Investment

Flats 1 - 6, 1 Hardy Terrace, Leeds, LS11 6NB

***GUIDE PRICE:**

£90,000 + (plus fees)

This double fronted terrace has an HMO license, is currently fully let and producing an annual income of £22,000. When based on the quoted guide price this equates to a gross return of 24%. The seller has advised us that two of the tenants have been in occupation for ten years although the others have been in between two and five years. The property comprises two self-contained one bedroom flats with four studios. Each studio has its own kitchen units but shares a communal shower room. The property is located within walking distance of the many shops and amenities on Dewsbury Road and is just 1.3 miles away from Leeds city centre.

Description:

Lower Ground Floor: Living kitchen, bedroom and shower room

Ground Floor: Two studios

First Floor: Two studios and a shower room

Second Floor: Living kitchen, bedroom and shower room

Externally: Yard to the front



Tenure: Freehold

Local Authority: Leeds City Council

Energy performance Certificate: Please refer to the legal pack.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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](#)



14

Residential for Improvement

56 Honeywell Street, Barnsley, South Yorkshire S71 1PZ

***GUIDE PRICE:**

£25,000+ (plus fees)

Excellent opportunity to purchase a two bedroom, stone built, period mid-terrace property with rear garden.

This traditional terrace requires a scheme of refurbishment throughout and would appeal to both the owner occupier and investor with a potential income in the region of £450pcm once renovated.

The property is located in the popular commuter town of Barnsley with excellent local amenities a short drive away, as well as easy access to the M1 motorway and nearby transport interchange.

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SOUTH YORKSHIRE

Tenure: Freehold

Local Authority: Barnsley Metropolitan Borough Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, Leeds, LS29 9EG. Tel: 01943 602998.

Viewing: 17th January 15:30 - 16:00. 24th January 15:30 - 16:00.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 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.

auctionhouse.co.uk/southyorkshire

[*Description on Auction Information page](#)

15

Commercial

99 Parkside Road, Bradford, BD5 8DY

***GUIDE PRICE:**
£90,000 + (plus fees)

This substantial commercial property offers accommodation over four floors (including basement). The ground floor appears to have been split into two retail units with adjoining lock up garage, while the upper floors have been used for storage. In 2012 planning permission was granted to convert the upper floors into apartments but this has since lapsed. For further information please visit the Bradford planning portal searching reference number 11/05673/FUL. The property is located to the south of Bradford city centre and is just 0.6 miles from the M606 motorway link road.



Tenure: Freehold
Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC): Current Rating
Please refer to the legal pack

Additional Fees
Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

16

Residential Investment

25 Recreation Terrace, Leeds, West Yorkshire, LS1 0JF

***GUIDE PRICE:**
£90,000 + (plus fees)

This four-unit terraced property is divided into five units, generating an impressive annual rental income of £26,013. Based on the quoted guide price this equates to a gross return of almost 29%. The property is located in Holbeck, Leeds and is just one mile from the city centre. Please note: A 21 day completion applies to this lot.



Tenure: Freehold
Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees
Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

17

Commercial

16 Kingswood Terrace, Bradford,
West Yorkshire, BD1 3DT

*GUIDE PRICE:
£50,000 + (plus fees)

The spacious three storey property is larger than it looks and has undergone complete refurbishment in recent months. The property was most recently used as a beauty salon with reception area, staff kitchen and multiple treatment rooms across three floors. The property is located just off Great Horton Road approximately 1.5 miles to the south west of Bradford city centre and is sure to appeal to both business owners and landlords looking for a property ready to let or occupy.

Description:**Basement Storage:**

Ground Floor: Reception, kitchen, large treatment room and wc.

First Floor: Four treatment rooms and wc.

Second Floor: One treatment room and two storage rooms.

Externally: Parking to the rear.



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC): Please refer to the legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page

18

Residential

59 Fagley Road, Bradford, BD2 3LS

*GUIDE PRICE:
£45,000 - £50,000 (plus fees)

This three bedroom rear facing terrace, located in Fagley, is sure to appeal to the buy to let landlord. The property is deceptively spacious with three well-proportioned bedrooms and also has double glazing and central heating. The property now would benefit from a deep clean and a little TLC before being re-let. According to Rightmove, at the time of writing, this is the cheapest three bedroom house in BD2!

Description:**Cellars to basement:**

Ground Floor: Kitchen and lounge

First Floor: Landing, bedroom and bathroom

Second Floor: Landing and two bedrooms

Externally: Yard to front



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC): Current rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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



19

Residential Investment

82 Harlech Road, Leeds, West Yorkshire, LS11 7DG

***GUIDE PRICE:**

£80,000 + (plus fees)

This generous through terrace in Beeston has been divided into five studios and is currently let on one AST generating an impressive £12,000 per annum. Each studio has its own kitchenette featuring modern units and induction hob as well as a shower room. The studios are separately metered (card), double glazed and have electric heating. The property also has a basement with its own separate access which may lend itself to residential conversion subject to the necessary planning permission. It is located only 2 miles South of Leeds city centre close to shops and transport links on Dewsbury Road.

Description:

Lower Ground Floor: Three store rooms.

Ground Floor: Studio 1 and Studio 2.

First Floor: Studio 3 and Studio 4.

Second Floor: Studio 5.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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](#)



20

Residential Investment

9 Armley Lodge Road, Armley, Leeds, West Yorkshire, LS12 2AT

***GUIDE PRICE:**

£75,000 + (plus fees)

This spacious four bed end terrace is currently let on a regulated tenancy generating a rental income of £7,488 per annum. When based on the quoted guide price this equates to an impressive return of almost 10%. It does have the benefit of central heating and double glazing and is sure to appeal to any investors looking to add to their portfolio. The lower ground floor has its own access and although used for storage at present, may lend itself to development in the future subject to the necessary consents being obtained. The property is set in a picturesque location with a pleasant outlook over Armley Park, Leeds. We regret that no viewings will be taking place and ask that the tenant is not disturbed prior to the auction.

Description:

Lower Ground Floor: Storage

Ground Floor: Living room and kitchen

First Floor: Two bedrooms and a bathroom

Second Floor: Two bedrooms

Externally: Yard to the front

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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](#)

21

Residential Investments

9 Dorset Terrace, Leeds, West Yorkshire, LS8 3QR

*GUIDE PRICE:

£87,000 + (plus fees)

This substantial terraced property in Harehills is generating an income of £12,480 per annum. This equates to a return, in excess of 14% when based on the guide price. It was divided into flats many years ago and currently comprises of 2 x one bedroom flats. The second floor of the property could potentially become another flat which would increase the income (subject to planning permission). The property is well positioned for the amenities of Harehills and has good access to Leeds city centre.

Description:

Ground Floor: Flat 1 – Living bedroom, dining kitchen and shower room.

First Floor: Flat 2 – Living bedroom, kitchen and shower room.

Second Floor: Two rooms.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating
Please refer to the legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

Residential Investment

19 Seaforth Terrace, Leeds, West Yorkshire, LS9 6AE

*GUIDE PRICE:

£90,000 + (plus fees)

This sizeable through terrace is currently fully let and generating an income of £27,300pa. When based on the quoted guide price this equates to a gross return of more than 30%. The property is configured as a one bedroom flat with four studios and is located a short distance from the many shops and amenities on Harehills Lane. Please note: A 21 day completion applies to this lot.

Description:

Basement- Flat 1

Ground Floor- Units 2 and 3

First Floor- Unit 4 and kitchen

Second Floor- Unit 5



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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



23

Residential Investment

22 Trentham Row, Leeds, West Yorkshire, LS11 6HU

***GUIDE PRICE:**
£80,000 + (plus fees)

This double fronted terrace is currently fully let and producing an annual income of £15,600. When based on the quoted guide price this equates to a gross return of over 19%. The seller has advised us that two of the tenants have been in occupation eight years. The property comprises three self-contained one bedroom flats and is located within walking distance of the many shops and amenities on Dewsbury Road. Leeds city centre is just 1.3 miles away.

Description:

Ground Floor: Living kitchen, bedroom and shower room

First Floor: Living room, kitchen, bedroom and shower room

Second Floor: Living kitchen, bedroom and shower room



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Please refer to the legal pack.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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](#)



24

Mixed Use

2 New Road & 1 Union Street, Halifax, West Yorkshire HX1 1PR

***GUIDE PRICE**
£60,000 - £70,000 (plus fees)

Retail and Residential Property

Situated on the fringe of Halifax Town Centre this prominently positioned property offers extensive accommodation over four floors. The Ground Floor & Basement has most recently been in use as a Hairdressers and Beauticians but would be eminently suitable for a variety of alternative uses including residential subject to obtaining any necessary consents. The apartment is accessed from it's own private entrance and whilst most recently used as a one bedroomed property the size is such that it could be comfortably be used as a two bedroomed. Good potential for a commercial occupier looking for additional rental income or for the investor.

Description

Basement: Inner Hall, WC and whb, Kitchen, Treatment Room One, Treatment Room Two

Ground Floor: Reception/Salon, Salon Two, Private Entrance to Apartment

First Floor: Lounge, Kitchen/Diner

Second Floor: Bedroom, Bathroom



Tenure: See Legal Pack

Local Authority: Calderdale Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating TBC

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.9% inc VAT, subject to a minimum of £1080 inc VAT

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

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Residential for improvement

Mustard Pot Farm, 100 Long Lane, Allerton, Bradford, West Yorkshire, BD15 8AH

***GUIDE PRICE:**

£160,000 + (plus fees)

Mustard Pot Farm is a Grade II listed, former farmhouse in rural Allerton. It is now in need of improvement/repair and will appeal to those in the building trade looking for a project. There are four bedrooms, three reception rooms and three bathrooms suggesting this could make a generous family home once the works have been completed. Externally, there is a garden to the front and parking to the side. EPC rating - G Please note: A 14 day completion applies to this lot and the buyer will be required to pay the exchange deposit from cleared funds.

Description:

Basement: Cellars

Ground Floor: Hall, lounge, dining room, sitting room, kitchen and w/c

First Floor: Landing, four bedrooms, two shower rooms, bathroom, dressing rooms and study

Externally: Garden to front. Driveway to side.



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £1140 inc VAT

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

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25A

Residential

16 Nowell Mount, Leeds, West Yorkshire LS9 6HW

***GUIDE PRICE:**

£60,000 - £70,000 (plus fees)

This four double bedroom through terrace in LS9 is sure to appeal to the buy to let landlord. The property has potential to generate a strong yield with high rental demand locally. The property has central heating and, with the exception of the ground floor glazing, is double glazed. According to Rightmove, at the time of writing, this was the cheapest 4 bedroom terrace in the whole of Leeds!



Description:

Cellars to basement:

Ground Floor: Lounge and dining kitchen

First Floor: Landing two bedrooms and bathroom

Second Floor: Two further bedrooms

Externally: Rear yard

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fee

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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](#)



26

Residential for improvement

272 Broadway, Horsforth, Leeds, West Yorkshire, LS18 4EX

***GUIDE PRICE:**

£125,000 + (plus fees)

This three bedroom semi-detached property, in the sought after area of Horsforth, has been neglected in recent years and is now in need of a full scheme of refurbishment. The floor joists in the entrance hall have collapsed and there are signs of a similar issue affecting the rear hallway. Due to the internal condition there will be no viewings taking place. Externally, there are gardens to the front and rear as well as a detached garage, also in need of improvement. The property is set back from the Ring Road with pedestrian access to the front and vehicular access, to the rear, via Drury Lane. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground floor: Hall, lounge, dining kitchen, rear hall

First Floor: Landing, three bedrooms and bathroom

Externally: Gardens to front and rear. Garage.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

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[*Description on Auction Information page](#)

27

Residential

4 Thornton Grove, Leeds, West Yorkshire, LS12 3JB

*GUIDE PRICE:

£65,000+ (plus fees)

This well presented two bedroom back to back terrace has a modern kitchen and bathroom with both central heating and double glazing. The seller has advised us that the fridge freezer and washing machine will be included as part of the sale making an almost-ready buy to let. The property is located in Armley, 2.3 miles to the west of Leeds city centre. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Basement: Storage

Ground Floor: Living room and kitchen

First Floor: Bedroom and bathroom

Second Floor: Bedroom



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200

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

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[*Description on Auction Information page](#)

28

Residential Investment

43 Bude Road, Leeds, LS11 6HX

*GUIDE PRICE:

£80,000 + (plus fees)

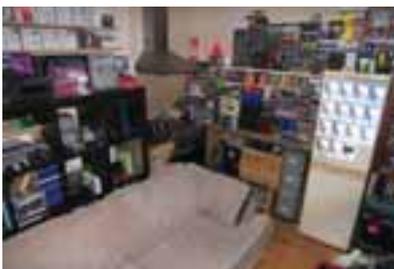
This double fronted terrace is currently fully let and producing an annual income of £15,600. When based on the quoted guide price this equates to a gross return of 19.5%. The seller has advised us that all the tenants have been in occupation for approximately ten years. The property comprises three self-contained one bedroom flats within walking distance of the many shops and amenities on Dewsbury Road and is just 1.3 miles from Leeds city centre.

Description:

Ground Floor: Living kitchen, bedroom and shower room

First Floor: Living room, kitchen, bedroom and shower room

Second Floor: Living kitchen, bedroom, shower room



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate: please refer to the legal pack.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

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[*Description on Auction Information page](#)



Residential for improvement

15 Park Drive & Mayland Mews, Bradford, West Yorkshire BD9 4DP

***GUIDE PRICE:**

£395,000 + (plus fees)

UNIQUE OPPORTUNITY! TWO DETACHED HOMES BEING SOLD AS A SINGLE LOT - 13 X BEDROOMS AND 9 X RECEPTION ROOMS BETWEEN THEM - A BUILDING PROJECT AND A FAMILY HOME - LOCATED IN THE DESIRABLE AREA OF HEATON. 15 Park Drive - Having been vacant for many years, this substantial former nursing home is now a shell and has the potential to become a huge family home, or be developed into apartments (subject to the necessary planning consents). Mayland - This unique five bedroom family home, also in need of some modernisation, will also appeal to those looking for a manageable project. Investors are likely to modernise the interior to add value for re-sale. Once both projects are finished there may be a significant amount of value added.

Description:

15 Park Drive - Ground Floor: Entrance Hall, six reception rooms, room, shower room, hall and rear porch. **First Floor:** Landing, six rooms/bedrooms. **Second Floor:** Two rooms and a hall. **Externally:** Gardens to three sides and front driveway

Mayland Mews - Ground Floor: Lounge, dining area, dining kitchen, utility room, entrance/dome room, sitting room, kitchen. **First Floor:** Two Landings, five bedrooms, boiler room, two bathrooms and a shower room. **Externally:** Two yards.



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC): Current Rating
Please refer to the legal pack.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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](#)



Mixed Use

129 Barnsley Road, South Elmsall, Pontefract, West Yorkshire WF9 2AE

***GUIDE PRICE:**

£75,000 + (plus fees)

When fully let, this mixed use investment generates an income of £14,500 per annum which would equate to a gross return of almost 20% based on the quoted guide price. The seller has advised us that one of the tenants has been in occupation 24 years while the other has been in 6 years. The property comprises a retail unit, residential accommodation above with three rooms and a shared kitchen and bathroom with an advertising hoarding to the side of the building. Please see the rental table for more information. The property is located on a busy road in the town of South Elmsall.

Description:

Ground Floor: Shop with kitchen and WC. Room 1 with kitchenette.

First Floor: Room 2 - communal kitchen, WC and shower room.

Second Floor: Room 3.

Externally: Advertising hoarding to the side and parking to the rear.



Tenure: Freehold

Local Authority: Wakefield Metropolitan District Council
Energy Performance Certificate (EPC): Current Rating

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

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[*Description on Auction Information page](#)



30

Residential Investment

122 Lady Pit Lane, Beeston, Leeds, West Yorkshire LS11 6EE

***GUIDE PRICE:**

£130,000 + (plus fees)

This substantial through terraced property is divided into seven fully managed self-contained units, generating an impressive annual rental income of £32,500. Based on the quoted guide price, that equates to a gross return of 25%. All the flats are separately metered and tenants pay all their own utility bills, with the landlord paying the water rates. The property is located in Beeston, South Leeds with a good range of shops and amenities just a short walk away and Leeds city centre two miles to the north.

Description:

Basement: Bedroom, kitchen and shower room.

Ground Floor: Units 1 and 2.

First Floor: Units 3 and 4.

Second Floor: Units 5 and 6.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



31

Residential for Improvement

8 Edward Street, Swinton, South Yorkshire S64 8NL

***GUIDE PRICE:**

£40,000+ (plus fees)

Opportunity to purchase a spacious, two bedroom mid-terrace property.

This two double bedroom terrace requires a scheme of refurbishment throughout and would be of interest to investors, with similar rental properties in the area achieving in the region of £400pcm.

Swinton is a popular area for commuters due to the excellent transport links, as well as excellent local amenities within the town centre.

AUCTION HOUSE SOUTH YORKSHIRE

Tenure: Freehold

Solicitors: Ascent Legal, 1 St Peter's Square, Manchester, Greater Manchester, M2 3AF. Tel: 0161 838 3105. Ref: Joanne Carroll.

Viewing: 17th January 14:00 - 14:30. 24th January 14:00 - 14:30.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 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.

auctionhouse.co.uk/southyorkshire

[*Description on Auction Information page](#)



31a

Residential Investment

6 Nancroft Terrace, Leeds, West Yorkshire LS12 2DQ

***GUIDE PRICE:**

£55,000 - £65,000 (plus fees)

This two bedroom back to back terrace has been occupied by the same tenant for almost six years and is currently generating an income of £6,300 per annum paid directly from the Council. That's a return of more than 10% when based on the quoted guide price. The property is located in Armley and is just 1.6 miles from Leeds city centre. Auction House have not inspected the property internally and regret that no viewings will be taking place prior to the auction.

Description:

Ground Floor: Living room and kitchen

First Floor: Bedroom and bathroom

Second Floor: Bedroom and store room

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



32

Plots/Building Land

Land to the side of Blackburn Close, Fairweather Green, BD8 0EY

***GUIDE PRICE:**

£40,000 - £45,000 (plus fees)

This exciting development opportunity has planning permission for a pair of semi-detached dwellings granted earlier this year. The indicative floorplans in the planning submission show 2 x three storey four bedroom houses with the end garage (also included in the sale) being demolished to allow access. For further details interested parties should go to the Bradford planning portal searching reference 18/05381/OUT. The land is located just off Thornton Road approximately 2.5 miles to the west of Bradford city centre.



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Exempt - Land

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £600 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

Commercial

Red Bus Cafe, York Road, Leeds, West Yorkshire, S1 3AE

*GUIDE PRICE:
£210,000 (plus fees)

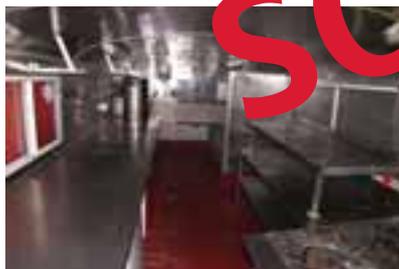
There will have been here at some point and those that haven't will have surely driven past. We are now offering you the chance to acquire this famous Leeds land mark, The Red Bus Cafe. Sure to be of interest to investors and those looking to set up their own business, the premises comprise a fully fitted double decker bus with ground floor kitchen and upstairs seating area. We have been advised that it was last rented at £6,600 per annum suggesting a gross return of 44% would be possible based on the lower guide price. There are no mains facilities available, however power to the Red Bus Cafe is by way of a generator housed in the container, also included as part of the sale. The premises are conveniently situated immediately off the A64 York Road to the North East of Leeds and in close proximity to the A1 national motorway which in turn provides access onto the M62 east bound. The property will be sold as seen with all contents, fixtures and fittings included. Ground rent: £650 per annum. Please refer to the legal pack for service charge and length of lease.

Description:

Ground Floor: Entrance and kitchen.

First Floor: Seating area.

Externally: A container providing storage.



Tenure: Leasehold

Energy Performance Certificate (EPC): Current Rating Exempt

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080,00 inc VAT in addition to the deposit

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

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page

Residential Investment

49 Seaforth Avenue, Leeds, West Yorkshire, LS9 6AG

*GUIDE PRICE:
£75,000 + (plus fees)

This terraced property is divided into four fully managed units, generating an impressive annual rental income of £21,840. Based on the quoted guide price this equates to a gross return of 29%. The property is located in Harehills, Leeds with a good range of shops and amenities just a short walk away. Please note: A 21 day completion applies to this lot.

Description:

Lower ground floor- Unit 1

Ground floor- Unit 2

First floor- Unit 3

Second floor- Unit 4



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page



35

Residential

4 Branksome Drive, Shipley, West Yorkshire, BD18 4BB

***GUIDE PRICE:**

£130,000 + (plus fees)

This extended three bedroom semi-detached property in Nab Wood has a lot of potential. Although the property had majority double glazing and central heating it would now benefit from a little modernisation. The bay window to the front also requires attention and we recommend, to anyone buying with a mortgage, that buyers research this thoroughly prior to bidding. Internally, there are three reception rooms and three generous bedrooms making it a workable family home. Externally, there is a driveway leading to a detached garage plus gardens to the front and rear. A similar sized semi-detached, on the opposite side of the street, is currently advertised at an asking price of £225,000 suggesting the subject property is competitively priced. Please note: A 14 day completion applies to this lot and the buyer will be required to pay the exchange deposit from cleared funds.

Description:

Ground Floor: Hall, lounge, dining room, conservatory, kitchen and w/c.

First Floor: Landing, three bedrooms and bathroom.

Externally: Driveway leading to detached garage and gardens to the front and rear.



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £1140 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



35a

Residential

7 Broughton Avenue, Leeds, West Yorkshire LS9 6BD

***GUIDE PRICE:**

£55,000 - £65,000 (plus fees)

This extended three bedroom through terrace in Harehills is one for the buy to let landlord. The property has double glazing, central heating and has also been recently redecorated including flooring/ carpets to all rooms. The extension provides a large dining kitchen to the ground floor and the accommodation is spread over three storeys. Japanese knotweed has been identified in the rear yard of the property. The property is located in central Harehills, only a short walk from the high street amenities and local supermarket.

Description:

Basement : Cellars

Ground Floor : Hall, lounge and dining kitchen.

First Floor: Landing, two bedrooms and bathroom.

Second Floor : Bedroom.

Externally : Yards to front and rear.



Tenure: Freehold

Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



36

Residential Investment

18 Trentham Row, Leeds, West Yorkshire, LS11 6HU

***GUIDE PRICE:**

£85,000 + (plus fees)

This double fronted terrace has an HMO license, is currently fully let and producing an annual income of £17,680. When based on the quoted guide price this equates to a gross return of 20%. The seller has advised us that one of the tenants has been in occupation twenty five years although the others have been in between one and five years. The property comprises a self-contained one bedroom flat with four studios. Each studio has its own kitchen units but shares a communal shower room. The property is located within walking distance of the many shops and amenities on Dewsbury Road and is just 1.3 miles from Leeds city centre.

Description:

Ground Floor: Studios 1 & 2

First Floor: Studios 3 & 4 and a shower room

Second Floor: Living room, bedroom and shower room



Tenure: Freehold

Local Authority: Leeds City Council

Energy performance Certificate (EPC): Please refer to the legal pack.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



36a

Residential

6 Clover Hill Terrace, Halifax, West Yorkshire HX1 2XF

***GUIDE PRICE**

£75,000 + (plus fees)

A Three Bedroomed Mid Terraced House

Located in the desirable area of Saville Park this larger than average property offers extensive accommodation over four floors. Briefly comprises, Lounge, Kitchen/Diner, Utility Room, Three Bedrooms and Bathroom. There is a courtyard garden to the front with steps down providing access to the lower ground floor. Perfect for the First Time Buyer, The Growing Family or a Buy to Let Investor. Close to local amenities, public transport links and with easy access to Halifax Town Centre. Please note there will be contents remaining inside and outside the property upon completion, including the outbuildings. **Please note there is a further Buyers Premium of £1,140 including VAT payable on this lot.**

Description

Lower Ground Floor: Kitchen/Diner, Utility Room

Ground Floor: Lounge

First Floor: Landing, Bedroom One, Bathroom

Second Floor: Landing, Bedroom Two, Bedroom Three

Outside: There is a courtyard garden to the front with steps down providing access to the lower ground floor.

Additional Fees

Buyer's Premium: Please note there is a further Buyers Premium of £1,140 including VAT payable on this lot.

Administration Charge: Purchasers will be required to pay an administration fee of 0.9% inc VAT, subject to a minimum of £1080 inc VAT

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

Tenure: See legal pack

Local Authority: Calderdale Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating TBC

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[*Description on Auction Information Page](#)



Tenure: Freehold
Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit
Search Fees: £200 inc VAT
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

37

Residential for improvement

4 Church View, Pool in Wharfedale, Otley, West Yorkshire LS21 1LL

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

This unique two bedroom through terrace in the sought after village of Pool in Wharfedale, could be the project you've been looking for. There are reception rooms on the ground and first floors with accommodation over the ginnel making the property a bit larger than you might expect. Although the property requires updating throughout it could make a good addition to a buy to let portfolio. Planning permission for a two storey rear extension has recently been granted allowing the potential for a third bedroom once the proposed works have been completed. For further information, please visit the Leeds Planning Portal searching reference 19/06682/FU. The property will be sold as seen with all contents, fixtures and fittings included.

Description:
Ground Floor: Living room and kitchen
First Floor: Two bedrooms, living room and bathroom

auctionhouse.co.uk/westyorkshire *Description on Auction Information page



Tenure: Freehold
Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

38

Residential Investments

29 Wesley Road, Leeds, West Yorkshire LS12 1UN

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

This substantial terrace in Armley, located two miles west of Leeds city centre, is sure to appeal to those looking for a high yielding investment. The property has been an HMO for many years and currently has a licence for eight people and is generating an income of £33,155 per annum. This equates to a return in excess of 15% based on the guide price. There are 2 x self-contained flats on the top floor and six rooms with their own kitchen facilities and use of various communal bathrooms/shower rooms.

Description:
Lower Ground Floor: Hall, Room G, w/c
Ground Floor: Communal Hall, Room A, Room B, Room C
First Floor: Landing, Room D, Room E, Store, Shower room, Bathroom
Second Floor: Landing, Flat 1 - Living bedroom, kitchen and shower room. Flat 2 - Living bedroom, kitchen and shower room.
Externally: Yard to rear

auctionhouse.co.uk/westyorkshire *Description on Auction Information page

39

Land

Land at Hope Street, Sowerby Bridge, West Yorkshire HX6 3PN

*GUIDE PRICE

£45,000 - £55,000 (plus fees)

Parcel Of Land

In an elevated position above the popular Calder Valley village of Sowerby Bridge, is a development opportunity with planning permission for a 4/5 bedroom detached executive family home. Once built the property will provide accommodation across four floors with a large garage and off street parking. A balcony on one of the upper floors provides an excellent vantage point to take in the extensive views. Please note that the existing planning permission was due to expire on 10/01/2020 however work has commenced to keep the consent alive, see legal pack for confirmation. Planning permission was also previously granted for a pair of semi-detached houses (now lapsed), therefore options maybe available for the successful bidder.

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT.

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



Tenure: See legal pack

Local Authority: Calderdale Council

Energy Performance Rating (EPC): N/A

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*Description on Auction Information Page

40

Residential for improvement

836 Tong Road, Farnley, Leeds, West Yorkshire LS12 5HE

*GUIDE PRICE:

£65,000 + (plus fees)

This three bedroom semi-detached property has been neglected in recent years and now requires complete refurbishment. Sure to appeal to investors and developers looking for a winter project. The property is located near New Farnley, Leeds and enjoys stunning views over the surrounding countryside. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground Floor: Living room, dining kitchen and sun room.

First Floor: Three bedrooms and a bathroom

Externally: Gardens to the front and rear.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating
Please refer to the legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page



40a

Residential

**116 Woodhall Road, Bradford,
West Yorkshire, BD3 7BT**

***GUIDE PRICE:**

£50,000 + (plus fees)

This well-presented two bedroom through terrace has central heating, double glazing and should make an ideal buy to let or first home. Externally the property has gardens to the front and rear. The property sits between the cities of Leeds and Bradford offering excellent transport link to both via the A647 Leeds Bradford Road. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground Floor: Living room and kitchen

First Floor: Two bedrooms and a bathroom

Externally: Gardens to the front and rear



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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 Investments

**21 Wickham Street, Leeds,
West Yorkshire, LS1 7AR**

***GUIDE PRICE:**

£85,000 + (plus fees)

This terrace property in Foston is divided into 3 x one bedroom flats which are fully tenanted generating an income of £14,040 per annum. This is offering returns in excess of 16% when based on the guide price. Each of the tenants have their own living/bedroom, separate kitchen and bathroom/shower room.

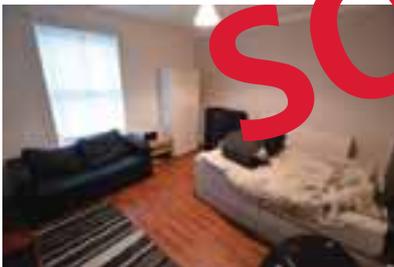
Description:

Ground Floor: Hall, Flat 1 - Living Bedroom, kitchen and shower room.

First Floor: Landing, Flat 2 - Living Bedroom, kitchen and shower room.

Second Floor: Flat 3 - Living Bedroom, kitchen and shower room.

Externally: Yard to the rear.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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](#)

42

Land

Land To Rear Of 94 Highfield Avenue, Leeds,
West Yorkshire LS12 4BY

*GUIDE PRICE:

£29,000+ (plus fees)

This modest plot of land measures approximately 4,000 sq ft and may be suitable for a range of uses subject to the necessary consents being obtained. It is located in the popular residential area in Lower Wortley and borders the local cemetery grounds.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): N/A

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

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*Description on Auction Information page

LEGAL PACKS



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

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

**AUCTION
HOUSE**

auctionhouse.co.uk



42a

Residential for improvement

7 Gillstead House, Kingsdale Court, Leeds, West Yorkshire LS14 1PY

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

This two bedroom first floor flat is one of the cheapest in Leeds and offered with vacant possession. As you can see from the photographs, it requires a full scheme of refurbishment. Please note that no viewings will be taking place. The property is located between the suburbs of Roundhay, Seacroft and Gipton with the famous Roundhay Park less than a mile away. Leasehold Information: please refer to the legal pack. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

First Floor: Hall, living kitchen, two bedrooms and a bathroom.



Tenure: Leasehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



43

Residential Investment

4 Barton Grove/3a Barton Terrace, Leeds, West Yorkshire, LS11 8TW

***GUIDE PRICE:**

£90,000 + (plus fees)

This spacious four bedroom through terrace with additional self-contained one bedroom flat is currently let and generating an annual income of £13,602. When based on the quoted guide price this equates to an impressive return of 15%. The tenants have advised us that they have been in occupation for approximately five years. The property is located on an attractive street overlooking St Luke's Church and is just one mile from Leeds city centre. We regret that no viewings will be taking place prior to the auction.

Description:

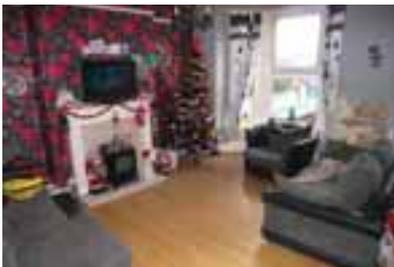
Lower Ground Floor: Living kitchen, bedroom, WC and shower room

Ground Floor: Living room, kitchen diner

First Floor: Two bedroom and a bathroom

Second Floor: Two bedrooms

Externally: Yards to the front and rear



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



44

Residential Investment

Flats 1 - 3, 5 Warrels Grove, Bramley, Leeds, West Yorkshire LS13 3NN

***GUIDE PRICE:**

£185,000 + (plus fees)

This striking semi-detached property has been converted into three spacious one bedroom apartments in recent years and should now appeal to investors seeking a strong return. At present the property is fully let and generating an annual income of £16,200 equating to a return of 8.7% based on the quoted guide price. All apartments are separately metered with tenants being responsible for their own council tax and utilities. The property is located in one of the most sought after parts of Bramley with the local train station less than half a mile away.

Description:

Ground Floor: Apartment 1 - with living room, kitchen, bedroom and shower room.

First Floor: Apartment 2 - with living room, kitchen, bedroom and bathroom.

Second Floor: Apartment 3 - Living room, kitchen, bedroom and bathroom.

Externally: The property has off street parking for several cars with gardens to the side and rear.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



44a

Residential

Apt 121 Citispace West, 2 Leylands Road, Leeds, West Yorkshire LS2 7JS

***GUIDE PRICE:**

£42,000 + (plus fees)

Located in Leeds city centre is this compact one bedroom first floor apartment. The accommodation comprises a living kitchen, bedroom area and shower room. The apartment is positioned in the 'Citispace West' section of the development and also benefits from a lift to all floors and use of a roof garden. The apartment has electric heating, double glazing and benefits from the additional security of door to each floor requiring fob access.

Description:

First Floor: Hall, Living kitchen, bedroom area and shower room.



Tenure: Leasehold

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Buyer's Premium: £1140 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



45

Residential

11 Bowman Street, Halifax, West Yorkshire HX1 5PE

***GUIDE PRICE**

£35,000 - £45,000 (plus fees)

A Two Bedroomed Through End Stone Terraced Property

Situated in a convenient position for local amenities and Halifax town centre and whilst the property requires refurbishment, gas central heating and double glazing are already installed. Briefly comprising cellar, lounge, kitchen, two bedrooms and a bathroom. There may be some contents remaining in the property upon completion.

Description

Cellar: Store Rooms

Ground Floor: Lounge, Kitchen

First Floor: Landing, Bedroom One, Bedroom Two, Bathroom

Outside: There is a garden to the rear of the property.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.9% inc VAT, subject to a minimum of £1080 inc VAT

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

Tenure: See legal pack

Local Authority: Calderdale Council

Energy Performance Rating (EPC): Current Rating D

auctionhouse.co.uk

[*Description on Auction Information Page](#)



46

Residential for improvement

23 France Street, Soothill, Batley, West Yorkshire WF17 6NU

***GUIDE PRICE:**

£25,000 - £30,000 (plus fees)

This two bedroom terrace has been reconfigured in recent months with a new bathroom and kitchen having been installed. The property is located on a quiet street facing the local park. Buyers should be aware that the property includes a flying freehold and is suffering from structural issues. Further information is available in the legal pack.

Leasehold information: 999 years from Dec 1957.

Service charge: Nil.

Ground rent: £7 per annum.

The property will be sold as seen with all contents, fixtures and fittings included.

Description

Ground Floor: Living room, kitchen and bathroom

First Floor: Bedroom

Second Floor: Bedroom

Externally: Yard to the front



Tenure: Leasehold

Local Authority: Wakefield Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

Additional Fees and Disbursements will be charged to the buyer - see individual property details at auctionhouse.co.uk and Special Conditions of Sale for actual figures

47

Residential Investments

41A Linton Road, Wakefield, West Yorkshire, WF1 4HH

*GUIDE PRICE:

£25,000 - £30,000 (plus fees)

This one bedroom first floor apartment in Wakefield will appeal to those looking for a stable income. The property is let to a longstanding tenant of eight years and is generating an income of £4,320 per annum. This equates to a return in excess of 13% based on the guide price. Auction house have not inspected the property but the seller has advised that the property has basic internal fixtures and fittings.

First Floor: Lounge, kitchen, bedroom and bathroom - Not Inspected.



Tenure: Leasehold

Local Authority: Wakefield Metropolitan District Council
Energy Performance Certificate (EPC): Current rating ,

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page

48

Residential Investment

4 Crosby Place, Leeds, West Yorkshire LS11 9LG

*GUIDE PRICE:

£55,000 + (plus fees)

This two bedroom back to back terrace is currently generating an annual income of £5,200 equating to a return of more than 9% based on the quoted guide price. The property has central heating and double glazing but requires some cosmetic improvement. The property is located in Holbeck and is just 1.5 miles from Leeds city centre.

Description:

Basement: Storage

Ground Floor: Living room and kitchen

First Floor: Bedroom and bathroom

Second Floor: Bedroom



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page



49

Residential for improvement

41 Bexley Grove, Harehills, Leeds, LS8 5NZ

***GUIDE PRICE:**

£50,000 + (plus fees)

This two bedroom back to back terrace is now in need of some refurbishment but should appeal to any developers keen for their next project. The property is located just a few metres from the Bexley Road entrance of St James Hospital and is likely to make a popular buy to let once the works have been completed. The property will be sold as seen with all contents, fixtures and fittings included.



Description:

Ground Floor: living room and kitchen.

First Floor: bedroom and bathroom.

Second Floor: bedroom.

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



50

Residential

14 Sefton Avenue, Leeds, West Yorkshire, LS11 7BA

***GUIDE PRICE:**

£75,000 - £85,000 (plus fees)

This substantial through terrace, divided into 3 x 1 bedroom flats, would make a good addition to a buy to let portfolio. The property benefits from a hard wired fire alarm system, separate electricity meters and fire doors throughout. The flats have been owned and run by a local housing association for many years. Now vacant, they have the potential to provide a landlord with a strong yield following some cleaning, clearance and some improvements.



Description:

Ground Floor: Communal entrance, Flat A - Hall, lounge, kitchen, bedroom and bathroom.

First Floor: Landing, Flat B - Hall, lounge, kitchen, bedroom and bathroom.

Second Floor: Flat C - Landing, lounge, kitchen, bedroom and bathroom.

Externally: Yards to the front and rear.

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating
Please refer to the legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT in addition to the deposit

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)

DO YOU HAVE A PROPERTY
SUITABLE FOR AUCTION?

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

**AUCTION
HOUSE**

WEST YORKSHIRE

For all enquiries or a valuation contact
0113 393 3482 or 01484 411 069
info@ahwy.co.uk or huddersfield@auctionhouse.co.uk

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

Full Name (s):

Name of Company (if applicable):

Of (address):

Postcode:

Tel:

Mobile:

Email:

I hereby authorise Auction House to bid on my behalf for the property detailed below.

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

PROPERTY AND BID DETAILS

Lot No.:

Date of Auction:

Property Address:

My maximum bid will be: £

(amount in words):

DEPOSIT (tick as applicable)

For A Proxy Bid - I attach a deposit cheque/bank transfer for 10% of my proxy bid or £5,000, whichever is the greater, plus an Administration Charge of 0.9% inc. VAT of the purchase price subject to a minimum of £1080.00 including VAT (unless the Lot page states otherwise) plus Buyers Premium if applicable. Cheques made payable to Auction House West Yorkshire Ltd.

OR

For A Telephone Bid - I attach a blank cheque/bank transfer to be completed by the Auctioneer if my bid is successful. The cheque will be made out for 10% of my telephone bid or £5,000, whichever is the greater, plus an Administration Charge of 0.9% inc. VAT of the purchase price subject to a minimum of £1080.00 including VAT (unless the Lot page states otherwise) plus Buyers Premium if applicable. Cheques made payable to Auction House West Yorkshire Ltd.

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

Date of Birth

Period living at current address

NI Number

Passport Number

Driving Licence Number

Previous address if less than

6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel:

Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale/Reservation Form on my behalf. I understand 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 if the property is sold by the Traditional Auction Method.

I enclose original photo identification or certified copy of the same (passport, driving licence) and a utility bill not more than 3 months old.

Signed:

Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

PLEASE ALSO SIGN THE REVERSE OF THIS FORM

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

Anyone not able to attend the auction and wishing to make a bid for any property, do so on the following terms and conditions:

- 1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque, bank transfer or personal cheque 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.
- 2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Smart Search for the purpose of verifying your identity. To do so Smart Search may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
- 3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, 1 Feast Field, Horsforth, Leeds LS18 4TJ to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
- 4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
- 5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
- 6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
- 7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
- 8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
- 9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 0.9% inc VAT of the purchase price, subject to a minimum of £1080.00 including VAT should be added to the deposit cheque or a separate cheque should be made payable to Auction House (West Yorkshire) Ltd.
- 10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
- 11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
- 12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
- 13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
- 14. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- 15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

ANTI-MONEY LAUNDERING EXPLAINED

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

New Regulations have now been introduced that require auctioneers and estate agents to undertake more stringent verification of all sellers, all buyers and those that bid for auction properties. Auction House West Yorkshire have set up procedures in accordance with these requirements and would welcome your assistance in ensuring compliance.

Everyone attending our auctions with the intention of bidding must bring with them documentation that (a) proves their identity and (b) their place of residence – these are required for compliance purposes only and we will also comply with the data protection regulations, currently in force and as and when amended. You must allow us to copy this documentation for storage and filing for 5 years.

The Documentation you must bring with you to the Auction

1. **UK individuals** – we must verify your name and residential address. Therefore, we require two documents. One must be from list A, and the other from list B.
2. **Corporate customers, partnerships, and private companies** must provide: a) The company registration number AND b) Registered address PLUS c) Evidence that individuals have the authority to act on behalf of the company.
3. **UK Trusts, public companies, partnerships, occupational pension schemes, registered charities in England and Wales, local authorities or non-UK individuals** you should contact us well in advance of bidding at the auction or buying to confirm the documentation we require.

List A – Evidence of Identity (inc Photograph)

- Current valid signed passport
- Current valid signed UK photo-card driving licence
- A valid identity card (HM forces, police warrant card, prison officer, government or local authority issued)
- A firearm or shotgun licence
- An original Birth Certificate (issued within twelve months of the date of birth)

List B – Evidence of Residence (and your Name)

- An original Inland Revenue tax notification, self-assessment statement or tax demand
- An original household insurance certificate
- An original utility bill less than three months old (not a mobile phone bill)
- An original council tax bill for the current council tax year.
- An original council rent book showing rent paid for the last three months

- An original mortgage statement for the mortgage accounting year just ended
- An original statement for either current bank or building society which must be less than three months old

Bidding/Buying on behalf of another party

If you are attending the auction on behalf of another, you must have:

- (1) Proof of your own identity and residence and;
- (2) Certified copies of the actual buyer's identity and residence. (Plus a letter confirming the authority to bid).

Certified copies must be original documentation and signed as true certified copies by a UK lawyer, UK banker, authorised financial intermediary such as an independent financial advisor, NCCB regulated mortgage broker, certified accountant, teacher, doctor, a minister of religion, port master or sub-postmaster. NOTE: All of the above must be capable of being contacted by telephone by us prior to you buying and/or on the day of the auction.

Matching an Identified Buyer with source of funds

We are also required to match the Identity of the Purchaser with the Bank Account from which deposit funds are drawn; if deposit monies are to be paid from an account in another name then that individual will also need to be verified.

Auction Passport

When you use Auction Passport to view the Legal Pack of a property you are interested in, you will be given the opportunity to upload your Proof of Identity and Proof of Residence which will be stored and made available to Auction House West Yorkshire – this could save you time and trouble on auction day. You will still need to bring to the auction your Evidence of Identity and Evidence of Residence for cross checking purposes.

Electronic Anti-Money Laundering Checks

Auction House West Yorkshire have also set up a facility with ETSOS to undertake electronic AML checks and will use the service to further verify all successful buyers and those for whom we provide remote bidding services. 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.

Queries and Contacting Us

If you have any queries relating to these regulations and our requirements you should contact us well in advance of bidding at auction or buying before or after the auction. Please email info@ahwy.co.uk

1 Feast Field, Horsforth
Leeds LS18 4TJ
☎ (0113) 393 3482
✉ info@ahwy.co.uk

Edge View House, Salmon Fields Business
Village Royton OL2 6HT
☎ 01484 411069
✉ huddersfield@auctionhouse.co.uk

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

- (a) the documents, whether or not the buyer has read them; and

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- (b) the physical condition of the lot and what 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.

TOP AUCTION RESULTS – December 2019

Lot 1 – 40 Greaves Avenue,
Wakefield, WF2 8AY
Guide: £35,000+



Lot 2 – Former Library, Carlton Lane,
Wakefield, WF3 3LJ
Guide: £35,000 – £40,000



Lot 3 – 10 Clifton Terrace, Leeds,
LS9 6ET
Guide: £40,000 – £45,000



Lot 5 – 12 Colwyn Terrace, Leeds,
LS11 6RB
Guide: £55,000+



Lot 5a – 9 Bradford Road, Leeds,
LS28 6AT
Guide: £50,000+



Lot 6 – 4 Armley House, Leeds,
LS14 1LW
Guide: £20,000 – £25,000



Lot 8a – 1 James Court, Wakefield,
WF9 4NZ
Guide: £20,000 – £25,000



Lot 10 – 6 & 6A Town Street, Leeds,
LS28 5DB
Guide: £125,000+



Lot 12 – 18 Blackmires, Halifax,
HX2 9AN
Guide: £50,000+



Lot 12a – 11 Quarry Mount Place,
Leeds, LS6 2JE
Guide: £90,000+



Lot 13 – Flat 4, 38–40 Trentham
Street, Leeds, LS11 6HW
Guide: £20,000 – £25,000



Lot 15 – 10 Ealand Road, Wakefield,
WF17 8HS
Guide: £45,000 – £50,000



Lot 16 – 5 Seaforth Grove, Leeds,
LS9 6AL
Guide: £70,000+



Lot 17 – Land at 26 Stowe Grove,
Leeds, LS9 9EH
Guide: £40,000 – £45,000



Lot 18 – 22 Irwell Street, Bradford,
BD4 7EQ
Guide: £35,000+



Lot 21 – 1 Hope Hall, Halifax,
HX1 2JX
Guide: £75,000+



Lot 27 – Apartment 12, Peplow
House, Bradford, BD18 4EH
Guide: £55,000+



Lot 27a – 19 Tilbury Terrace,
Leeds, LS11 0DA
Guide: £55,000 – £65,000



Lot 34 – 5 Swaine Hill Terrace, Leeds,
LS19 7HD
Guide: £150,000+



Lot 35 – 8 West Lodge Gardens,
Leeds, LS7 3NY
Guide: £210,000+



Going once...

The most suitable properties for auction include:

- 🔨 Properties for improvement
- 🔨 Tenanted properties
- 🔨 Residential investments
- 🔨 Development propositions
- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

Auction dates:

25th March 2020

13th May 2020

8th July 2020

2nd September 2020

21st October 2020

9th December 2020

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✉ info@ahwy.co.uk

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Village Royton OL2 6HT
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