

**AUCTION
HOUSE
CUMBRIA**

**AUCTION
HOUSE
NORTH EAST**

**AUCTION
HOUSE
COMMERCIAL**

**June
2019**



AUCTION VENUES

NORTH CUMBRIA **Thursday 6th June 2019** **12.00 noon**

Carlisle Racecourse
Durdar Road
Carlisle
CA2 4TS



SOUTH CUMBRIA **Thursday 6th June 2019** **6.30pm**

Coronation Hall
County Square
Ulverston
LA12 7LZ



NORTH EAST **Tuesday 11th June 2019** **7.00pm**

Ramside Hall Hotel
Carrville
Durham
DH1 1TD



auctionhousecumbria.co.uk
auctionhousenortheast.co.uk



MESSAGE FROM THE AUCTIONEER

THE UK'S NO. 1 RESIDENTIAL AUCTIONEER

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



'The auction is like a trading floor'

A warm welcome to this our third auction catalogue of 2019. Our Spring catalogue is packed with opportunities to suit all pockets and requirements. Our entries are a diverse mix of residential, commercial, mixed use, investments and land. They are guided at a broad spectrum of prices from as little as £5,000 each for 2 apartments to a Lake district detached bungalow with a one-acre garden at a guide of £450,000 to £550,000.

As a Group, Auction House have delivered the best ever first quarter sales in the 12-year history of the Company which is remarkable particularly at a time when the industry is reporting a 10-15% drop in sales. Without doubt the popularity of our Regional Auction Room in Cumbria and North East has helped generate such a strong performance. Our recent auctions have proved to be largely unfettered by the anxiety and uncertainty of the Brexit process. The common cry is that an increasing number of southern based landlords are looking to invest in the North where yields are better.

The auction room is like a trading floor, irrespective of the climate, there are always buyers and sellers wanting to do deals. It's that competitive environment that pushes prices and delivers results for the needy seller, regularly at prices well above and beyond reserve. But there are still bargains to be had and it's down to the canny buyers to find them!

Our next auctions are on the 25th and 30th of July so don't miss out on having your property put in front of a huge number of Regional, National and International buyers all of whom are seeking great northern investment opportunities.

Good Luck with your bidding.

Colin West
Auctioneer

NEXT AUCTION DATES 2019

25th July (Cumbria) • 30th July (North East) • 12th September (Cumbria) • 17th September (North East)

AUCTION INFORMATION



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

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

BIDDER REGISTRATION FORM



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

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

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

Email: ☐ Post: ☐ Neither: ☐

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

Solicitors Details

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

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

Cheque: ☐ Debit Card: ☐ Bank Payment: ☐

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

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

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

Cumbria
01228 510552

North East (Newcastle)
0191 908 9691

North East (Middlesbrough)
01642 931060



INTRODUCING ESTATE AGENTS

A selection of our loyal Joint Agents from across both regions

			
			
			
			
			
Eden Estate Agents 			
			
			
			
			
			
			
			
			
			
			
			

Cumbria

01228 510552

cumbria@auctionhouse.co.uk

North East

0191 908 9691

northeast@auctionhouse.co.uk

Tees Valley

01642 931060

teesvalley@auctionhouse.co.uk

ORDER OF SALE

Thursday 6th June 2019 12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	23 Deer Park Road, Carlisle, Cumbria	£50,000 - £60,000	Residential
2	71 Main Street, Hensingham, Whitehaven, Cumbria	£25,000 - £35,000	Residential
3	39 Birks Road, Cleator Moor, Cumbria	£25,000+	Residential
4	5 Edgehill, Main Street, Maryport, Cumbria	£30,000+	Residential
5	61 High Brigham, Brigham, Cockermouth, Cumbria	£85,000+	Residential
6	68 Main Street, Cleator, Cumbria	£35,000+	Residential
7	24 Trafalgar Street, Carlisle, Cumbria	£50,000 - £60,000	Residential
8	183 Blackwell Road, Carlisle, Cumbria	£50,000+	Mixed Use
9	25 Hodgsons Court, Scotch Street, Carlisle, Cumbria	£40,000 - £50,000	Residential
10	121 Senhouse Street, Maryport, Cumbria	£25,000+	Mixed Use
11	44 Finkle Street, Workington, Cumbria	£95,000+	Commercial
12	60 & 60a Scalegill Place, Moor Row, Cumbria	£55,000+	Residential
13	21 Yeowartville, Workington, Cumbria	£20,000+	Residential
14	Lilac House, Kirkbride, Cumbria	£80,000+	Residential
15	Amelia House, 1a Johanna Terrace, Arkleby Road, Aspatria, Cumbria	£50,000+	Residential
16	29 McCarron Close, Maryport, Cumbria	£45,000+	Residential
17	67 Bolton Street, Workington, Cumbria	£65,000+	Residential
18	Rayvon House, The Square, Allonby, Maryport, Cumbria	£75,000+	Residential
19	Forge House, Oak Bank, Bridgefoot, Workington, Cumbria	£75,000+	Residential
20	53 Main Street, Great Broughton, Cumbria	£95,000+	Mixed Use
21	Raeburn House, Westnewton, Wigton, Cumbria	£95,000+	Residential
22	Land to the rear of 12-16 Wood Street, Carlisle, Cumbria	£105,000+	Plots/Building Land
23	Wrightstart Nursery, Ennerdale Road, Cleator Moor, Cumbria	£25,000+	Commercial
24	Bridge End House, Bridge Street, Brough, Kirkby Stephen, Cumbria	£85,000+	Redevelopment
25	Oakleigh, Aikton, Wigton, Cumbria	£105,000+	Residential
26	Street House Farm, Warcop, Appleby in Westmorland, Cumbria	£85,000+	Residential
27	The Old Vicarage, Wedgewood Road, Flimby, Cumbria	£125,000+	Residential

Thursday 6th June 2019 6.30pm

Coronation Hall, County Square, Ulverston LA12 7LZ

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
28	14 Penrith Place, Barrow in Furness, Cumbria	£20,000+	Residential
29	46 Church Street, Barrow in Furness, Cumbria	£55,000+	Residential
30	79 School Street, Barrow in Furness, Cumbria	£35,000 - £45,000	Residential
31	44 Brighton Street, Barrow in Furness, Cumbria	£75,000+	Residential
32	60 Thwaite Street, Barrow in Furness, Cumbria	£35,000 - £45,000	Residential
33	14 Church Street, Milnthorpe, Cumbria	£165,000+	Residential
34	1 Blackhall Croft, Blackhall Road, Kendal, Cumbria	£35,000+	Residential
35	2 Holmescales Cottages, Old Hutton, Cumbria	£215,000+	Residential
36	Paddock to the rear of 2 Holmescales Cottages, Old Hutton, Cumbria	£45,000+	Paddock Land
37	Barn at Moat Farm, Aldingham, Ulverston, Cumbria	£70,000+	Residential
38	The Woodlands, Woodland Drive, Allithwaite, Grange over Sands, Cumbria	£245,000+	Residential
39	48A Central Drive, Ulverston, Cumbria	£85,000+	Residential
40	114 Highgate, Kendal, Cumbria	£195,000+	Redevelopment
41	8 Wesleyan Court, Neville Street, Ulverston, Cumbria	£70,000+	Residential
42	16F Egerton Court, Barrow in Furness, Cumbria	£16,000+	Residential
43	2 Abbotsfield Gardens, Abbey Road, Barrow-In-Furness, Cumbria	£175,000+	Residential
44	Wayside, Brigsteer Road, Kendal, Cumbria	£450,000 - £550,000	Residential
45	14 Wellington Street, Millom, Cumbria	£55,000+	Mixed Use

***Description on Auction Information page**

ORDER OF SALE

Tuesday 11th June 2019 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	83 Collingwood Court, Washington, Tyne and Wear	£5,000 - £10,000	Residential
2	23 Kensington Road, Middlesbrough, Cleveland	£60,000+	Residential
3	38 Bilbrough Gardens, Newcastle upon Tyne, Tyne and Wear	£30,000+	Residential
4	23 Helena Terrace, Bishop Auckland, County Durham	£23,000+	Residential
5	17 Red House Road, Hebburn, Tyne and Wear	£30,000+	Residential
6	32 Jackson Street, Hartlepool, Cleveland	£12,000 - £15,000	Residential
7	87 Edgmond Court, Sunderland, Tyne and Wear	£28,000+	Residential
8	15 Tunstall Street, Middlesbrough, Cleveland	£25,000+	Residential
9	12 Ascot Street, Peterlee, County Durham	£15,000 - £20,000	Residential
10	61 West Road, Loftus, Saltburn By The Sea, Cleveland	£80,000-£90,000	Residential
11	13 Moore Street, Stanley, County Durham	£20,000 - £25,000	Residential
12	7 Newcomen Street, Ferryhill, County Durham	£22,000+	Residential
13	32 Tyne Green, Hexham, Northumberland	£140,000+	Residential
14	155 Waterloo Walk, Washington, Tyne and Wear	£5,000 - £10,000	Residential
14a	27 Pennine Avenue, Chester le Street, County Durham	£75,000+	Residential
15	2 Valley View Farm, Cockhouse Lane, Ushaw Moor, Durham, County Durham	£120,000+	Residential
15a	8 Cobalt Close, Newcastle upon Tyne, Tyne and Wear	£100,000 - £120,000	Residential
16	Land adjacent to Station Hotel, High Street, Boosbeck, Guisborough, Cleveland	£25,000-£30,000	Plots/Building Land
17	28 Bilbrough Gardens, Newcastle upon Tyne, Tyne and Wear	£30,000+	Residential
18	Cleveland Lodge, 70 Darlington Road, Stockton on Tees, Cleveland	£70,000-£80,000	Residential
19	3 Canterbury House, Baxter Road, Sunderland, Tyne and Wear	£30,000+	Residential
20	Flat 1, 146 Church Street, Whitby, North Yorkshire	£85,000-£95,000	Residential
21	7 Tenth Street, Horden, Peterlee, County Durham	£10,000+	Residential
22	1 Hovingham Street, North Ormesby, Middlesbrough, Cleveland	£20,000-£25,000	Residential
23	45 Edgmond Court, Sunderland, Tyne and Wear	£35,000 - £45,000	Residential
24	129 Brockett Close, Newton Aycliffe, County Durham	£30,000+	Residential
25	51 Tower Street West, Sunderland, Tyne and Wear	£15,000+	Residential
26	32 Dent Street, Bishop Auckland, County Durham	£25,000+	Residential
27	1 The Old Mill, Haltwhistle, Northumberland	£35,000+	Residential
28	1 Rosemount Court, Bishop Auckland, County Durham	£24,000+	Residential
29	155 Collingwood Court, Washington, Tyne and Wear	£5,000 - £10,000	Residential
30	8 Hemlington Road, Stainton, Middlesbrough, Cleveland	£150,000+	Residential
31	157 Colston Street, Newcastle upon Tyne, Tyne and Wear	£30,000+	Residential
32	50 Thornton Street, North Ormesby, Middlesbrough, Cleveland	£25,000-£30,000	Residential
33	5 & 7 Ellesmere Road, Benwell, Newcastle, Tyne and Wear	£55,000+	Residential for Improvement
34	130 Geneva Road, Darlington, County Durham	£55,000+	Residential
35	15 The Avenue, Middlesbrough, Cleveland	£100,000+	Residential

***Description on Auction Information page**

North Cumbria: Lots 1 – 27

Thursday 6th June 2019

12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

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AUCTION
HOUSE
CUMBRIA



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

1

Residential

**23 Deer Park Road, Carlisle,
Cumbria CA3 9RW**

***GUIDE PRICE:**

£50,000 – £60,000 (plus fees)

3 bed terraced house in need of full modernisation

A spacious three bedroomed terraced house with gardens situated in this popular area off Kingmoor Road north of the City centre and river Eden. In need of full modernisation but offering great potential.

Description:

Ground Floor: Hall;

Sitting Room – 16'3 x 14'3 max;

Kitchen – 11'6 x 7;

Utility area – 11' x 5'9;

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

First Floor: Landing; **Front Bedroom** – 14'3 x 9'6;

Front Bedroom – 11' x 10';

Rear Bedroom;

Cloakroom with WC and basin.

Outside: Overgrown front and rear gardens.

Viewing: Please telephone 01228 510552

Additional Fees

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

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



The Cumberland
Sales & Lettings

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

2

Residential

71 Main Street, Hensingham, Whitehaven, Cumbria CA28 8QZ

***GUIDE PRICE:**

£25,000 - £35,000 (plus fees)

Terraced house in need of modernisation

A two bedroomed terraced house with rear garden in this popular area. In need of general modernisation it comprises:- hall, sitting room, living room, kitchen, two bedrooms and bathroom upstairs and useful attic room.

Description:

Entrance Hall :

Sitting Room - 12'3 x 11'9:

Living Room - 9'9 x 8'9:

Kitchen - 9'3 x 7'3:

First Floor Landing:

Front Bedroom - 15'1 x 12'3:

Rear Bedroom - 9'9 x 8'1: with access to useful Attic Room;

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

Outside: Rear garden.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page



The Cumberland
Sales & Lettings

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

3

Residential

39 Birks Road, Cleator Moor, Cumbria CA25 5HS

***GUIDE PRICE:**

£25,000+ (plus fees)

Terraced house in need of modernisation

A two bedroomed terraced house in this village with easy access to Whitehaven and the Lake District National Park. It is in need of general modernisation and comprises:- vestibule, 22'6 sitting room, kitchen, lobby, bathroom and two bedrooms upstairs.

Description:

Vestibule:

Sitting Room - 22'6 x 11'6:

Kitchen - 11'3 x 11'1:

Lobby : with outer door;

Bathroom - 8' x 5'9: with bath, basin and WC;

Front Bedroom - 11'6 x 10'9:

Rear Bedroom - 11' x 8'9:

Outside: Rear yard.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

*Description on Auction Information page



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



Residential

5 Edgehill, Main Street, Maryport, Cumbria CA15 7DN

***GUIDE PRICE:**

£30,000+ (plus fees)

End terrace house in need of modernisation

A two bedroomed end of terrace house in need of general modernisation. It comprises:- 16'9 sitting room, kitchen, porch, bathroom and two bedrooms upstairs.

Description:

Porch:

Bathroom - 5'9 x 5'6: with bath, basin and WC;

Sitting Room - 16'9 x 12'1:

Kitchen - 10'6 x 7'6: with outer door;

Bedroom 1 - 11'9 x 9'9:

Bedroom 2 - 11'3 x 9'3:

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



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



Residential

61 High Brigham, Brigham, Cockermouth, Cumbria CA13 0TG

***GUIDE PRICE:**

£85,000+ (plus fees)

Spacious detached property with garden

A spacious detached property which was once the village shop and post office situated in the heart of this popular village 3 miles west of Cockermouth.

Description:

Ground Floor: Hall;

Sitting Room - 13'9 x 13';

Open plan Living/Dining/Kitchen - 18'9 x 12'6;

Utility Room - 7' x 5'.

First Floor: Landing; **Bedroom 1** - 14' x 13';

Bedroom 2 - 12'9 x 11'3; **Bathroom 1** - 10' x 6'6;

Bedroom 3 - 17' x 11';

Bathroom 2 - 10' x 8'.

Outside: Elevated, lawned rear garden.

NB: This lot has a 14 DAY COMPLETION

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating D

6

Residential

68 Main Street, Cleator, Cumbria CA23 3BT

***GUIDE PRICE:**

£35,000+ (plus fees)

Well appointed terraced house ready to occupy or let

Good investment property – well appointed terraced house with 20' living room, upstairs bathroom, two bedrooms and attic room in this small village on the fringe of the Lake District National Park. The property is ready to occupy or let.

Description:

Living/Dining Room – 20' x 11' max: with laminated wood floor;

Kitchen – 13'3 x 9'6:

First Floor Landing:

Front Bedroom – 10' x 10':

Shower Room – 9'6 x 4'9: fully tiled with shower, basin and WC;

Rear Bedroom – 13'3 x 6':

Attic Room – 14'3 x 11': with window and velux rooflight.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating D

7

Residential

24 Trafalgar Street, Carlisle, Cumbria CA2 5XY

***GUIDE PRICE:**

£50,000 – £60,000 (plus fees)

Two bedroomed terraced house in popular area

A two bedroomed terraced house with combi gas central heating, uPVC double glazing, two reception rooms and fully tiled bathroom conveniently situated in this popular area within easy walking distance of the City centre. A good investment property

Description:

Front Reception Room 12'3 x 11':

Rear Reception Room 12'6 x 12'3:

Kitchen 16'9 x 6'9: with range of units;

Bathroom 10'3 x 6'9: fully tiled with shower over bath, basin, WC and bidet;

First Floor:

Bedroom 12'3 x 12'6:

Bedroom 12'3 x 11':

Viewing: To view please call 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Mixed Use

183 Blackwell Road, Carlisle, Cumbria CA2 4DS

***GUIDE PRICE:**

£50,000+ (plus fees)

Mixed use property – former off license & self contained flat

A mixed use development property situated approximately 1 mile south of the City centre in a residential area. The property is offered with vacant possession of the whole. It was previously used as an off license on the ground floor with a self-contained flat above but is suitable for a variety of uses subject to any necessary planning approvals.

Description:

Shop Unit: Front Shop – 16'3 x 14'3; Office – 10'6 x 4'9; Store – 13'6 x 10'6;
Store – 7'9 x 7'; Small kitchen area and WC.

First Floor Flat: Kitchen – 12' x 10'3; Inner Hall – 15'9 x 5'9;

Sitting Room – 16'6 x 11'; Bedroom – 10'9 x 10'3;

Boxroom – 10' x 4';

Bathroom – 8'6 x 5'9 with bath, basin and WC.

NB The access to the flat is from the rear yard via an external staircase. A former internal staircase has been blocked off.

Outside: Rear yard.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating E G

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Residential

25 Hodgsons Court, Scotch Street, Carlisle, Cumbria CA3 8PL

***GUIDE PRICE:**

£40,000 – £50,000 (plus fees)

City centre studio apartment with private parking space in The Lanes Shopping Centre

A second floor studio apartment with private parking space in The Lanes Shopping Centre.

Description:

Entrance Hall : with built in storage

Studio – 17' x 11'3: living room/bedroom with a glorious outlook over the city centre, fitted wardrobes and opening into the kitchen

Kitchen – 8'6 x 7'6: with range of units

Bathroom : with electric shower over bath, wash hand basin, WC

Parking : Private parking space located within the Lanes car park on level 1, with 24 hour residential access. Bay number 2.

Leasehold tenure: 99 years from 1982 leaves 62 years unexpired.

Service Charges: For the flat – £151 per quarter.

For the parking space – £113.65 per quarter.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

Mixed Use**121 Senhouse Street, Maryport,
Cumbria CA15 6BU*****GUIDE PRICE:****£25,000+ (plus fees)****Substantial 4 storey property with garage**

A substantial, four storey property occupying a prime position in the main shopping street. It has been empty for some years but previously traded as a cafe with bar/function room and is suitable for a variety of uses subject to any necessary planning approvals.

Description:**Basement:**

Main Room – 19' x 10'6"; Rear Room – 13' x 12' with outer door;
Bathroom – 8'6 x 6'9 overall with new white three piece suite.

Ground Floor: Main Shop – 16' x 13'9"; Rear Area – 13'6 x 12'6.
Separate front door to Entrance Hall with access to upper floors.

First Floor:

Front Room – 20'9 x 12'9 opening into:- Rear Room – 15'9 x 12'9

Second Floor: Rear Room – 13'9 x 9';

Front Room – 13'6 x 10'; Front Room – 9'3 x 9'

Outside: Garage at rear. **Viewing:** Please telephone 01228 510552

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D G

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*Description on Auction Information page

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44 Finkle Street, Workington, Cumbria CA14 2BB

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



Large town centre public house with living accommodation

A large, freehold, town centre public house with spacious three bedroomed flat above, separate storage behind and yard with parking or several cars. It originally traded as a Barracuda bar, and underwent a full refurbishment in recent years. It last traded as The Rift. It is offered with all existing fixtures and fittings and could easily re-open as a public house, or could be used for a variety of purposes subject to planning. There is a rear yard with parking for several cars and external access to large storage rooms.

Description:

The Main Bar area: has a 50' frontage onto Finkle Street and a maximum depth of 105' with access to a well equipped commercial Kitchen, outside beer garden, and stairs up the Ladies & Gents toilets, an Office and a Store on the first floor.

First Floor Flat: with separate access from side door on Finkle Street
Hall;

Front Room - 13'6 x 13';

Front Room - 13'6 x 8'6;

Rear Room - 13' x 8'6;

Front Room - 16'9 x 13' max;

Kitchen - 10' x 8'3;

Bathroom - 9' x 8'6.

Outside: Rear yard with vehicular access off Brow Top, parking for several cars and an external staircase provides access to large storage areas at first floor level.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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



The Cumberland
Sales & Lettings

Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating D D

12

Residential

60 & 60a Scalegill Place, Moor Row, Cumbria CA24 3JU

***GUIDE PRICE:**

£55,000+ (plus fees)

Two self-contained flats – great investment potential

A pair of self-contained flats situated in this popular village off the A595 between Whitehaven and Egremont.

Description:

60a – Ground Floor Flat: Hall;

Sitting/dining Room – 30' x 12';

Kitchen – 13' x 9';

Bedroom 15'9 x 13' overall with WC;

Bedroom – 18'6 x 11'6;

Bathroom – 8'3 x 8'.

60 – First Floor Flat: Hall with stairs to first floor landing;

Sitting Room – 16'6 x 12';

Kitchen – 11'6 x 10';

Bedroom – 13'6 x 12';

Bathroom – 9'3 x 8'.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

*Description on Auction Information page



Tiffen & Co
estate agents 1893

Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating E

13

Residential

21 Yeowartville, Workington, Cumbria CA14 2BX

***GUIDE PRICE:**

£20,000+ (plus fees)

End of terrace property in need of modernisation

Two bedroom end terrace house with double glazing and central heating within easy walking distance of the Town centre, hospital and all local amenities. A good investment property.

Description:

Entrance:

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

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

First Floor:

Bathroom 7'9 x 10'9;

Bedroom One 12'6 x 9'6;

Bedroom Two 12'6 x 8'9;

Outside: Rear yard

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page

14

Residential

Lilac House, Kirkbride, Cumbria CA7 5HT

***GUIDE PRICE:**

£80,000+ (plus fees)

Country house with land – in need of modernisation

A most interesting country house with land situated in this pleasant, rural village some 12 miles west of Carlisle. The property, a Grade II* listed building, is in need of a thorough programme of improvement but offers tremendous potential.

Description:

Ground Floor: Hall; Kitchen – 13'3 x 7' – to be refitted;

Living Room – 13' x 11'9; **Sitting Room** – 15' x 11'3 overall;

First Floor: Bedroom – 19'3 x 9'3;

Bedroom – 13'3 x 12'6 max with access to bathroom and third bedroom – see floorplan;

Bathroom – 7' x 5'; **Bedroom 3** – 16'6 x 11'9.

Outside: Integral passageway – 20' x 9'9 – leads into a rear courtyard with field behind and there is also an area of land at the front over the road from the house – see site plan.

Viewing: Please telephone 01228 510552

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)

15

Residential

Amelia House, 1a Johanna Terrace, Arkleby Road, Aspatria, Cumbria CA7 2AU

***GUIDE PRICE:**

£50,000+ (plus fees)

End terrace house with double garage and garden

A deceptively spacious end of terrace house offering family accommodation over four floors with three reception rooms, three bedrooms, double garage and garden. In need of modernisation.

Description:

Ground Floor: Hall;

Front Sitting Room – 12'3 x 11'3 with double doors into:-

Dining Room – 12'3 x 12'3 max into side bay window;

Lower Ground Floor: **Breakfast Room** – 17'6 x 14'9 max into side bay window;

Kitchen – 14' x 7'9 with range of units, oven and hob and outer door;

Bathroom – 15' x 8' with corner bath, shower, basin and WC;

First Floor: Landing;

Front Bedroom – 15'3 x 8'9; **Rear Bedroom** – 12'9 x 9'

Cloakroom with WC and basin;

Attic: **Attic Room** – 14'9 x 14'3 with two velux rooflights;

Outside: Forecourt, double Garage – 22' x 14' with Store below, rear garden.

Viewing: Please telephone 01228 510552



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

Residential

16

29 McCarron Close, Maryport, Cumbria CA15 7QX

***GUIDE PRICE:**

£45,000+ (plus fees)

Three bedroomed end link house

A spacious, three bedroomed, end of terrace house with combi gas central heating, uPVC double glazing and paved garden. The property has been recently redecorated and is ready to occupy or let.

Description:

Ground Floor:

Hall with walk in cloaks cupboard and Cloakroom with WC;
Sitting Room - 13'9 x 13' with patio doors and laminated floor;
Dining Kitchen - 16' x 9'6';
Double Bedroom - 13' x 8'9 + recess;

First Floor: Landing;

Bedroom - 12'6 x 9'6';

Bedroom - 9'9 x 8'9;

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

Outside: Easily maintained paved rear garden.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating E E

Residential

17

67 Bolton Street, Workington, Cumbria CA14 2SW

***GUIDE PRICE:**

£65,000+ (plus fees)

Investment property - 2 existing flats with planning consent to create 2 more

Fantastic investment opportunity - a pair of 1 bedroomed first floor flats in a convenient location near the town centre and all amenities. Both flats are tenanted, one at £295pcm, one at £260pcm plus £43.33pcm for the garage. There is also planning consent from Allerdale Borough Council - ref 2/2018/0348 - to convert the existing garage and storage areas to create a further two flats. Capable of producing £17,000 per annum income when completed.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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

18

Residential

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

***GUIDE PRICE:**

£75,000+ (plus fees)

Investment property – 3 self-contained 1 bed roomed flats

A three storey end of terrace property situated in the heart of this popular village on the Solway coast between Silloth and Maryport. The property comprises three self contained flats

Description:

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

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

Bedroom – 13' x 8'3"; Bathroom – 10'6" x 5'3"

First Floor – Flat 2: Entrance from the side door

Sitting Room – 13' x 12'9"; Kitchen – 10'6" x 9'6";

Bedroom – 13' x 8'6" max; Bathroom – 10'9" x 5'3"

Second Floor – Flat 3: Entrance from the side door

Sitting Room – 13' x 12'9"; Kitchen – 11' x 9'3";

Bedroom – 13' x 9'; Bathroom – 11' x 6'3"

Attic: Useful Attic Room. **Outside:** Small inner yard area.

Viewing: Please telephone 01228 510552.

Additional Fees

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

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

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[*Description on Auction Information page](#)



Grisdales
 Estate Agents & Chartered Surveyors

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

19

Residential

Forge House, Oak Bank, Bridgefoot, Workington, Cumbria CA14 1YA

***GUIDE PRICE:**

£75,000+ (plus fees)

Detached house occupying pleasant, rural site

A detached house occupying a pleasant rural garden site overlooking the River Marron in this popular village. In need of modernisation but offering fantastic potential.

Description:

Sitting Room – 19'6" x 10'6": with feature front window and gas stove in fireplace with coloured tiled inset;

Living Room – 16'3" x 10'9": with solid fuel stove, front and rear windows and outer door;

Kitchen – 13' x 9' approx: with outer door, shower, basin and WC

Bedroom 1 – 16'3" x 7'6" + recess:

Bedroom 2 – 13' x 10'9": with access to rear Store – 10'9" x 6';

Outside: Lawned gardens. Useful Cellar – 19' x 10'6" with external access, aluminium greenhouse and timber shed.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)

53 Main Street, Great Broughton, Cumbria CA13 0YJ

*GUIDE PRICE: **£95,000+** (plus fees)**Detached three storey village property – shop with large maisonette above**

A spacious, detached, three storey property situated in the heart of this popular village between Cockermouth and Workington with easy access to the Lake District National Park. Currently trading as Broughton Stores & Post Office (but due to close in July 2019) with the shop and Post Office on the ground floor and the large three bedroomed maisonette on the upper two floors. The shop could convert to residential use if preferred subject to the necessary approvals.

Description:**Ground Floor:**

Entrance Hall with access to shop and maisonette;

Shop – 29' x 20' max overall;

Kitchen/Store with outer door.

First Floor:

Landing;

Front Sitting Room – 20' x 12'9" + recess;

Dining Kitchen – 12' x 11' with range of units;

Bathroom – 16'3" x 8' with bath, basin, shower and WC.

Second Floor:

Landing;

Front Bedroom – 20'3" x 12'9";

Side Bedroom – 12' x 8';

Side Bedroom – 13' x 12'.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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



The Cumberland
Sales & Lettings

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

21

Residential

Raeburn House, Westnewton, Wigton, Cumbria CA7 3PQ

***GUIDE PRICE:**

£95,000+ (plus fees)

Detached country house with adjoining barn

A detached country house with adjoining barn and garden situated in this popular village between Allonby and Aspatria.

Description:

Ground Floor: Entrance Hall;

Sitting Room - 15' x 12'; Dining Room - 15' x 10'9;

Kitchen - 12' x 7'; Laundry Room - 9' x 8';

Utility Room - 8'6 x 8'3 with WC and outer door.

First Floor: Landing; Rear Bedroom - 9' x 8';

Front Bedroom - 15' x 13'6; Front Bedroom - 15'3 x 13'9;

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

Outside : Forecourt with parking for two cars, elevated side garden, adjoining Barn - 14'6 x 13'6 , range of outbuildings and kennels.

Completion: 6 weeks from the date of the auction or sooner by mutual agreement.

Viewing: Please telephone 01228 510552

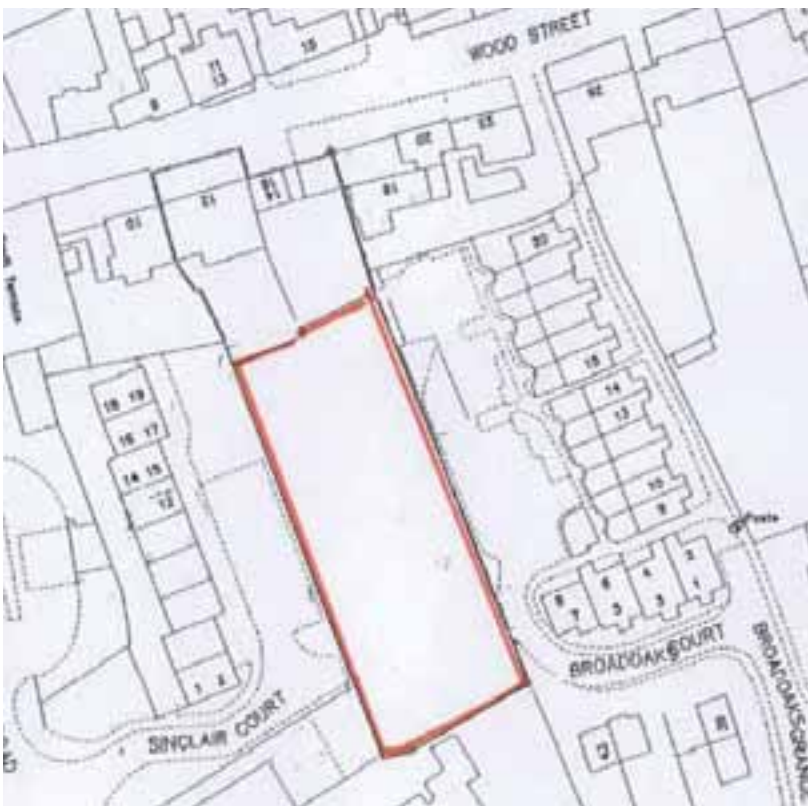
Additional Fees

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

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

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[*Description on Auction Information page](#)



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

22

Plots/Building Land

Land to the rear of 12-16 Wood Street, Carlisle, Cumbria CA1 2SF

***GUIDE PRICE:**

£105,000+ (plus fees)

Residential development plot for 7 houses

A residential development plot with planning consent for 7 three storey town houses with access off Broadoaks Court via Durranhill Road a mile or so east of the City centre

Description:

Planning details: Carlisle City Council ref 17/0429 for the 7 dwellings and ref 17/0654 for formation of a new opening in the existing wall to provide access to the site from Broadoaks Court.

Proposed layouts: Proposed layout plans are available with the legal pack but briefly each house will comprise:- **Ground Floor** - Integral Garage and en-suite Bedroom; **1st Floor** - Cloakroom with WC, Sitting Room with balcony and Kitchen with Dining area; **2nd Floor** - 2 further Bedrooms, Study and Bathroom.

Access : Access to this site is to be from Broadoaks Court. There is NO ACCESS whatsoever from Wood Street.

Viewing: Strictly by appointment only - telephone 01228 510552.

Additional Fees

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

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

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[*Description on Auction Information page](#)



23

Commercial

Wrightstart Nursery, Ennerdale Road, Cleator Moor, Cumbria CA25

***GUIDE PRICE:**

£25,000+ (plus fees)

Former church hall – sold without possession

A former church hall, which has been run as a nursery, situated in the main road through Cleator Moor.

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

Viewing: It is not possible to view this property.

Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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[*Description on Auction Information page](#)



24

Redevelopment

Bridge End House, Bridge Street, Brough, Kirkby Stephen CA17 4BP

***GUIDE PRICE:**

£85,000+ (plus fees)

Shop with living accommodation

Shop property with living accommodation situated in the centre of this small town just off the A66 some 22 miles south east of Penrith in the Eden within easy reach of the Yorkshire Dales and the Lake District National Park. The property has been used as a tailors shop for many years but is suitable for a variety of uses subject to any necessary planning.

Description:

Ground Floor: Shop – 16'6 x 16' Inner Hall;

Reception Room – 15'3 x 13'3;

Shower Room – 6'9 x 6'9 with shower, basin and WC.

Lower Ground Floor: Cellar Room One – 19'3 x 13'3;

Cellar Room Two – 12'9 x 7'3; Cellar Room Three – 11'9 x 12'.

First Floor: Landing; Corner Sitting Room – 16'3 x 16';

Kitchen – 10'3 x 9'6; Bedroom – 11'6 x 10'6; Bedroom – 9'6 x 8'9

Viewing: Please telephone 01228 510522



Tenure: See Legal Pack

Local Authority: Eden District Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating E

Residential

25

Oakleigh, Aikton, Wigton, Cumbria CA7 0HY

***GUIDE PRICE:**

£105,000+ (plus fees)

Detached bungalow in popular rural village

A spacious, detached bungalow with detached garage and gardens situated in this popular rural village some 4 miles north of Wigton, 10 miles west of Carlisle within easy reach of the Solway coast, Lake District National Park, Scottish Borders and West Cumbria. The property is in need of some updating.

Description:

Entrance Hall:

Front Sitting Room - 14' x 11'3": Dining Room - 14' x 11'6":

Kitchen - 14' x 9'6": with range of units and outer door;

Front Bedroom - 14'6 x 11':

Rear Bedroom - 14'6 x 10'6":

Bathroom - 7'6 x 5'6 + recess: with bath, basin and WC;

Outside: Front and rear gardens and detached sectional concrete Garage.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page

LEGAL PACKS



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Street House Farm, Warcop, Appleby in Westmorland, Cumbria CA16 6NP

***GUIDE PRICE: £85,000+ (plus fees)**



Four bedroom detached property

Located on the outskirts of Warcop, in close proximity to the main A66 which is the main link from Penrith in the West to Scotch corner in the East. Close to military ranges, Warcop is a village and civil parish in the Eden district of Cumbria and is 5 miles north of Kirkby Stephen and approximately 5 miles south of Appleby in Westmorland.

The total site extends to approximately 0.75 of an acre with outhouses and parking for multiple vehicles.

The property is in need of a cosmetic upgrade and has great potential for the home owner looking for a project.

Hallway with stairs to the first floor

Lounge 15'3" x 13'3"

Dining Room 22' x 9'6"

Kitchen 14'9" x 13'3"

Utility Room 6'9" x 6'3"

Boot Room

Store Room 12'6" x 11'9"

Bathroom 8'3" x 8'

First Floor:

Bedroom 13' x 12'9"

Bedroom 12'9" x 12'

Bedroom 9'6" x 9'3"

Bedroom 9'3" x 9'3"

Viewing: To view please call 01228 510552

Description:

Tenure: See Legal Pack

Local Authority: Eden District Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

The Old Vicarage, Wedgewood Road, Flimby, Cumbria CA15 8QX

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



Development property - large detached house on large plot with scope for development

A spacious detached house occupying a large plot in this village between Workington and Maryport. The property has 3 reception rooms, 6 bedrooms, attic rooms and is in basic order throughout. It occupies a large garden plot which has potential for further development subject to the necessary approvals. Interested parties should make their own enquiries to Allerdale Borough Council.

Description:

Ground Floor:

Entrance Hall with mosaic tiled floor;

Sitting Room - 15'9 x 14'9 + bay;

Living Room - 14'3 x 13'9;

Dining Room - 16' x 11' + bay;

Kitchen - 15' x 11';

Utility - 11' x 10'.

First Floor:

Landing;

WC on half landing;

Front Bedroom - 14' x 12'6;

Bathroom - 14' x 9' with bath, basin and WC;

Shower Room - 6'6 x 5'9;

Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Front Bedroom - 11'3 x 11';

Front Bedroom - 14'3 x 13';

Rear Bedroom - 14' x 11'.

Second Floor:

Landing;

Bedroom 5 - 17'6 x 11'3;

Bedroom 6 - 10'9 x 7'9;

Attic Room - 18' x 14'6 leading into:-

Attic Room - 14' x 11'.

Outside: Large plot - see site plan - with gardens to the front and rear, side vehicular access and yard.

Viewing: Please telephone 01228 510552

Joint Agent:

The Cumberland
Sales & Lettings

Additional Fees

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

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

South Cumbria: Lots 28 – 45

Thursday 6th June 2019

6.30 pm

Coronation Hall, County Square, Ulverston LA12 7LZ

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AUCTION
HOUSE
CUMBRIA



Residential

28

14 Penrith Place, Barrow in Furness, Cumbria LA14 2BS

***GUIDE PRICE:**

£20,000+ (plus fees)

Mid terrace requiring full renovation

A mid terraced property requiring a full programme of modernisation. Located in the Town Centre, the property would make an excellent investment purchase. With two reception rooms, two bedrooms and first floor bathroom.

Description:

Front Reception 10'9 x 10'3:

Rear Reception 11'9 x 10'9:

Kitchen 8'3 x 6'2:

First Floor:

Front Bedroom 10'9 x 10'9:

Rear Bedroom 11'9 x 11'9:

Bathroom 8'3 x 6'2:

Outside: Rear Yard

Viewing: To view please call 01229 839090



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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

46 Church Street, Barrow in Furness, Cumbria LA14 2HY

*GUIDE PRICE: **£55,000+** (plus fees)**One for the investor, 6 x One bedroom apartments**

Town centre investment property consisting of 6 one bed apartments. The property has emergency lighting, fully fitted smoke / fire alarms and each apartment is individually metered. When fully let it will provide circa £25k PA. Full double glazing and mains water, electricity and drains.

Description:**Ground Floor:****Flat No 6**

- lounge 13'9 x 14', bedroom 13'9 x 14'
- kitchen 6'9 x 10'3, bathroom 6'9 x 5'6

Flat No 5

- lounge 13'9 x 14', bedroom 13'9 x 14'
- kitchen 6'9 x 10'3, bathroom 6'8 x 5'6

First Floor:**Flat No 4**

- lounge 11'3 x 15'3, kitchen 8' x 9'9
- bedroom 10' x 14', shower room 3' x 6'9

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificates: E D D D E E

Flat No 3

- lounge 13'9 x 14', bedroom 10'9 x 15'6
- kitchen 8' x 4'9
- separate bathroom on landing 7' x 5'
- separate storeroom 13'6 x 10'

Second Floor:**Flat No 2**

- lounge 13'9 x 14', bedroom 10'9 x 15'6
- kitchen 8' x 4'9
- separate bath on landing 7' x 5'

Flat No 1

- lounge 11'3 x 15'3
- kitchen 8' x 9'9
- bedroom 10' x 14', shower room 3' x 6'9
- separate store room on landing 13'6 x 10'

Viewing: Please telephone 01228 510552

Additional Fees

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

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



30

Residential

79 School Street, Barrow in Furness, LA14 1EJ

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Town house requiring modernisation

A three bedroom terraced town house close to the Town Centre. With accommodation of three floors and benefiting from gas central heating and uPVC double glazing. An ideal investment property, requiring modernisation. Priced to sell.

Description:

Hall

Front Reception Room 9' x 8'

Rear Reception Room 12' x 11'3

Kitchen 8'9 x 7'6

First Floor:

Bedroom 11'3 x 9'6

Bathroom 11'3 x 9'6

Second Floor:

Bedroom 14'9 x 11'3

Bedroom 11'3 x 9'3

Viewing: To view please call 01228 510552



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



31

Residential

44 Brighton Street, Barrow in Furness, Cumbria LA14 5HE

***GUIDE PRICE:**

£75,000+ (plus fees)

Three bedroom end terrace property

Three bedroom end terraced property situated in a great location with garage and rear yard, benefiting from UPVC double glazing and combi boiler. Comprises : Kitchen/ dining area with fitted kitchen, separate dining room and a lounge.

Description:

Lounge: 11'6 x 14'3

Dining Room: 12'6 x 11'

Kitchen / Dining: 18'3 x 11'

Bathroom: 7' x 7'

Bedroom1: 18'3 x 11'6

Bedroom 2: 12'6 x 11'

Bedroom 3: 11'1 x 10'9

Outside: Garage 18' x 9'6 and rear yard

Viewing: Please telephone 01228 510552



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential

32

60 Thwaite Street, Barrow in Furness, Cumbria LA14 1AN

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Mid terrace property with two reception rooms and two bedrooms

Two bed terraced property with gas central heating and double glazing. The spacious accommodation has a first floor bathroom and would make a superb investment opportunity.

Description:

Hall: with access to cellar from downstairs cupboard

Front Reception 10'3 x 9'9: with uPVC double glazed window and gas fire.

Rear Reception 10'7 x 10'7: with uPVC double glazed window.

Kitchen 9'1 x 6'4: with uPVC double glazed window and a range of units. Gas hob with electric oven and plumbing for washing machine.

First Floor:

Bedroom 13'6 x 9'8: with uPVC double glazed window and radiator.

Bedroom 8'3 x 10'9: with uPVC double glazed window and radiator.

Bathroom 9'3 x 6'4: with uPVC double glazed window and three piece white suite, comprising WC, basin and walk in shower.

Outside: Rear yard

Viewing: To view please call 01229 825333

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Disbursements: Please see the legal pack for any disbursements listed that may

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[*Description on Auction Information page](#)

B

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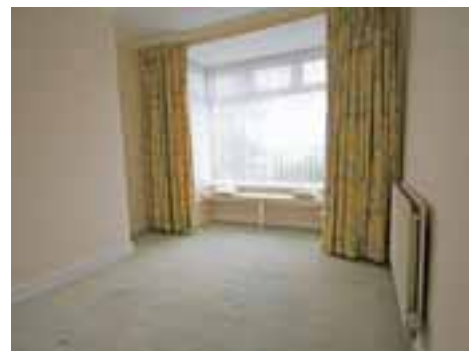
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65 Duke Street, Barrow-in-Furness, Cumbria LA14 1RW

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14 Church Street, Milnthorpe, Cumbria LA7 7DX

*GUIDE PRICE: **£165,000+** (plus fees)**Detached property with three bedrooms, garden, drive and garage**

A deceptive detached property close to the centre of Milnthorpe, a short distance to amenities and schools.

The deceptively spacious accommodation presented over two floors comprises lounge, dining room, kitchen, two bedrooms and bathroom to the ground floor. Further bedroom and bathroom to the first. Lawned garden to the front, drive and garage. Gas central heated and uPVC double glazed.

Description:

Lounge 15'9 x 13'9 max: with uPVC double glazed window overlooking the garden, gas fire and two radiators.

Dining Room 13'0 x 10'9: with uPVC double glazed window and radiator.

Kitchen 11'6 x 10'3: with a range of wall and base units with worktop and sink. Electric hob with electric oven. Space for further appliances. Two uPVC double glazed windows and uPVC door.

Bedroom 11'9 x 11'3: Dual aspect with uPVC double glazed windows, wardrobe and radiator.

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

Bathroom: with a four piece suite comprising bath, shower cubicle, wash hand basin and WC. uPVC double glazed window and two radiators.

Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating D

First Floor:

Bedroom 22'3 max x 20'9: Dual aspect with uPVC double glazed windows, exposed beams and radiators.

Bathroom: with a three piece suite comprising bath, wash hand basin and WC. Cupboard housing the hot water tank. uPVC double glazed window.

Outside: Garden area mainly to the front with lawn. Driveway and garage. Outhouse with power and lighting.

Viewing: To view please call 015395 64600

Joint Agent:**Additional Fees**

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

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

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Residential**1 Blackhall Croft, Blackhall Road,
Kendal, Cumbria LA9 4UU*****GUIDE PRICE:****£35,000+ (plus fees)****One bedroom ground floor retirement apartment**

A ground floor apartment within this popular McCarthy & Stone development located in the heart of the Town Centre, a short distance to all amenities. The development is for those ages over 60, access to communal laundry room and lounge, emergency pull cord in every room and an on-site manager. The accommodation is double glazed and has electric storage heaters.

Description:**Entrance Hall:** Private entrance into hall with storage cupboard**Lounge 23'6 x 10'6:** with electric fire**Kitchen 8'6 x 7'6:** with a range of wall and base units, work top incorporating a sink. Built in oven and electric hob.**Bedroom 13'6 x 9'1:** with fitted wardrobe**Shower Room 6'9 x 5'6:** with shower cubicle, WC and basin**Viewing:** To view please call 01228 510552**Additional Fees****Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.**Tenure:** See Legal Pack**Local Authority:** South Lakeland District Council**Energy Performance Certificate (EPC):** Current Rating C

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*Description on Auction Information page

Thinking of purchasing a property at auction?

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**POOLE
TOWNSEND**

2 Holmescales Cottages, Old Hutton, Cumbria LA8 0NB

***GUIDE PRICE: £215,000+ (plus fees)**



Excellent Holiday Home or Main Residence

A two bedroom traditional stone built semi detached cottage in a rural location, yet convenient for Kendal and Kirkby Lonsdale and within easy reach of the Lake District National Park, the Yorkshire Dales and the M6 Motorway.

The well presented accommodation comprises; hall, WC, reception room, kitchen and utility room. Two bedrooms and bathroom. Oil fired heating and the majority is double glazed. Off road parking to the side and substantial garden with two stores.

Description:

Hall: with downstairs cupboard

WC: with double glazed window, WC, basin and radiator.

Reception Room: 13'6 x 11'9: with double glazed window, multi fuel stove set in a feature stone wall and exposed beams.

Kitchen 9'6 x 7'9: with double glazed window and range of modern wall and base units with stainless steel sink. Built in double oven and calor gas hob with extractor over. Space for fridge and plumbing for dishwasher. Feature stone wall.

Rear Hall: with door and single glazed window. Radiator and shelving.

Utility Room 5'6 x 5'3: with oil fired central heating boiler, work top with wall unit, plumbing for washing machine and space for tumble dryer.

First Floor:

Landing

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

Bedroom 9'3 x 8'9: with double glazed window and radiator.

Bathroom 8'6 x 6'3: with double glazed window and radiator. Three piece white suite comprising WC, basin and freestanding cast iron bath with shower attachment. Airing cupboard housing the hot water tank.

Outside: Generous gardens including a substantial lawn bordered by mature trees and shrubs. Seating area and two stores. Gravelled drive offering parking and turning for several vehicles.

Paddock to the Rear: We are also selling the 2.25 acre paddock the rear of the property with a Guide Price of £45,000+.

Please Note:

2 Holmescales Cottages, Old Hutton & Paddock to the rear of 2 Holmescales Cottages, Old Hutton will be offered initially as two separate lots and then as one combined lot. See website for further details.

Viewing: To view please call 015242 71999

Joint Agent:





Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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Paddock Land

Paddock to the rear of 2 Holmescales Cottages, Old Hutton, Cumbria LA8 0NB

*GUIDE PRICE:

£45,000+ (plus fees)

2.25 acre paddock

A 2.25 acre paddock in a rural area, yet convenient for Kendal and Kirkby Lonsdale. The field has two gated accesses and the potential to erect a field shelter or stables (subject to planning) if required.

2 Holmescales Cottages, Old Hutton:

We are also selling 2 Holmescales Cottages, Old Hutton with a Guide Price of £215,000+.

Please Note: 2 Holmescales Cottages, Old Hutton and Paddock to the rear of 2 Holmescales Cottage, Old Hutton will be offered initially as two separate lots and then as one combined lot. See website for further details.

Viewing: Any reasonable time at own risk

Joint Agent:



Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating NA

auctionhousecumbria.co.uk

*Description on Auction Information page

37

Residential

Barn at Moat Farm, Aldingham, Ulverston, Cumbria LA12 9RU

*GUIDE PRICE:

£70,000+ (plus fees)

Barn with planning permission

Barn with planning permission for conversion to a three bedroom residential property with parking to the front.

The former agricultural barn has pleasing lime washed render and has outstanding views over Morecambe Bay. The barn is connected to an existing shared septic tank (installed 2008) and has electricity and water and there will be a right of access on foot to the beach.

Adjoining an historic watered moat dating back to the 12th Century. Having pleasing and tranquil views over the moat and is only 150 metres from Morecambe Bay beach.

Planning ref: SL/2015/0953

Viewing: Please telephone 01228 510552

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

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

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*Description on Auction Information page

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AUCTION
HOUSE

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The Woodlands, Woodland Drive, Allithwaite, Grange over Sands, LA11 7PZ

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



Four bedroom detached property with further development potential in very popular village location

Viewing: To view please call 015395 33316

A spacious family home in a popular area on the edge of the village of Allithwaite. With extended ground floor accommodation to provide an open plan kitchen / dining / family room.

Joint Agent:

Views across Morecambe Bay and Wartbarrow Fell. Scope to further develop the driveway and garaging and or extend the property itself. Priced to sell.

Description:

Entrance Hall

Lounge 14'6 x 12'3: with bay window to the front and open fire.

Sitting Room/Dining Room 26'9 x 11'3: with double doors onto the garden and multi fuel stove.

Kitchen 12'9 x 10'9 max: a range of modern wall and base units with solid worktop, Belfast sink and gas oven. Space for fridge freezer and plumbing for dishwasher and washing machine.

Bedroom Four 9'6 x 8': with WC

First Floor:

Bedroom One 12'9 x 12'3

Bedroom Two 12'9 x 11'3: with French door onto a balcony

Bedroom Three 7' x 6'6

Bathroom 9'3 x 8': with a three piece suite comprising bath with shower over, WC and wash hand basin. Airing cupboard.

Outside: Low maintenance front garden with off road parking. Rear enclosed garden with patio area.





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

Additional Fees

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

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



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

39

Residential

**48A Central Drive, Ulverston,
Cumbria LA12 9JN**

***GUIDE PRICE:**

£85,000+ (plus fees)

1st & 2nd Floor Maisonette

Maisonette situated on the Croftlands Estate benefiting from gas central heating and double glazing. Accommodation comprising private ground floor entrance leading to the first floor with lounge, dining room / bedroom 3, kitchen, bathroom and washroom. To the second floor are 2 bedrooms and dressing room. Subject to a local occupancy clause

Description:

Lounge: 18'3 x 12'10

Dining Room / Bedroom 3: 11'6 x 11'1

Kitchen: 11'9 x 8'2

Bathroom: 8'2 x 4'10

Bedroom 1: 15'9 x 12'10

Bedroom 2: 11'9 x 11'1

Viewing: Please telephone 01229 582889

Additional Fees

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

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

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*Description on Auction Information page

Next Auction Date 25th July 2019

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**AUCTION
HOUSE
CUMBRIA**

114 Highgate, Kendal, Cumbria LA9 4HE

*GUIDE PRICE: **£195,000+** (plus fees)



Town centre development opportunity

A unique opportunity to create a new development of residential properties with retail space in a large, flexible and historic building and plot in Kendal town centre.

Plans for various options are available, please see the legal pack for proposed and alternative plans.

A Georgian property on the main street of Kendal, comprising of commercial and residential premises, plus a sizable plot of land at the rear, all with tremendous scope.

SLDC Planning authority has indicated approval in principle for the premises to be developed into a mixture of retail and residential, subject to satisfactory planning consent. Property approx. 447sq.m (4811 sq ft)

Viewing: Please telephone 01228 510552



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Additional Fees

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

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



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

41

Residential

8 Wesleyan Court, Neville Street, Ulverston, Cumbria LA12 0BL

***GUIDE PRICE:**

£70,000+ (plus fees)

Well presented second floor apartment

Two bedroom apartment situated close to the town centre and amenities. Located on the second floor, the property comprises: hall, lounge, kitchen, bathroom and two bedrooms. Would suit the homeowner or investor.

Description:

Hall:

Lounge 14'10 x 11'10: with two windows to the front aspect

Kitchen 8'4 x 8': with a range of wall and base units

Bedroom One 10'4 x 8':

Bedroom Two 9'7 x 7'7:

Bathroom 6'4 x 5'6: with three piece cream suite

Outside: Communal parking area with a reserved space

Viewing: Please telephone 01229 588111

Additional Fees

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

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

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*Description on Auction Information page



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

42

Residential

16F Egerton Court, Barrow in Furness, Cumbria LA14 2TX

***GUIDE PRICE:**

£16,000+ (plus fees)

Two bedroom mid floor flat

Two bedroom mid floor flat with gas central heating and double glazing.

Description:

Hall: doors leading to lounge and two bedrooms

Lounge: 3.5m x 3.53m : doorway leads to kitchen

Kitchen: 2.36m x 1.75m : with fitted wall and base units

Vestibule: door leads to bathroom

Bathroom: 2.24m x 1.8m : with bath, wash hand basin and WC

Bedroom One: 3.5m x 3.2m

Bedroom Two: 3.18m x 2.29m

Viewing: Please telephone 01229 615140

Joint Agent:



Additional Fees

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

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

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*Description on Auction Information page

2 Abbotsfield Gardens, Abbey Road, Barrow-In-Furness, Cumbria LA13 9JX

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



Three Bedroom Detached Bungalow

One of our more exciting development opportunities. A three bedroom detached bungalow in one of Barrows more sought after areas. Benefiting from mains electricity, gas, water and drainage.

The property is in need of full refurbishment. The property is accessible via a private road and sits on a substantial site.

Description:

Hall:

Lounge: 17'9 x 14'6

Dining Area: 10' x 9'

Kitchen: 13' x 10'

Bedroom 1: 9'9 x 7'6

Bedroom 2: 12' x 11'

Bedroom 3: 12' x 10'

Bathroom: 10'6 x 8'

Out House: 11'9 x 11'9 with WC

Garage

Viewing: Please telephone 01228 510552



Site plan area 1073 sq. m. (2625 sq. ft.)
This plan is for illustration purposes only and may not be representative of the property. Please visit to view. (Powered by sellmyproperty.com)

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

Wayside, Brigsteer Road, Kendal, Cumbria LA8 8BH

***GUIDE PRICE: £450,000 – £550,000 (plus fees)**



Detached bungalow set within an acre of grounds

An increasingly rare opportunity to purchase a rural property with over an acre of grounds boasting fabulous views and having great re-development potential subject to necessary planning consent.

Wayside is a well proportioned detached bungalow with no near neighbours. Occupying an elevated position with spectacular views set amidst an acre of established gardens, grounds and woodland in a rural setting just two miles from Kendal town centre. Situated within the Lake District National Park the property is equally convenient for the picturesque village of Brigsteer with its thriving community and excellent public house and restaurant and also the many amenities available both in and around the Market Town of Kendal together with the mainline railway station at Oxenholme and road links to the M6.

The property has double glazing and the heating is via the Rayburn.

Description:

Sitting Room 20'9 x 10'9: Double glazed patio doors, double glazed window, traditional limestone open fireplace and radiator.

Kitchen 17'6 x 11'9: Double glazed window, single glazed door and two single glazed windows to dining room, base and wall units, sink, freestanding multi fuel Rayburn cooking stove, space for fridge freezer, plumbing for washing machine, built in airing cupboard housing hot water cylinder.

Dining Room/Garden Room 17' x 8'9: Double glazed door and two double glazed windows.

Bedroom 13' x 11': Double glazed window, radiator and exposed floorboards.

Bedroom 10'9 x 10'3: Double glazed window and radiator.

Bathroom 12' x 5'9: Double glazed window, radiator, three piece suite in white comprises W.C, wash hand basin and bath with mixer shower, built in cupboard, access to fully boarded loft with drop down ladder and lighting, part tiling to walls.

Outside: Accessed via a gated driveway the gardens and grounds of Wayside are extremely private and include a sweeping driveway leading to ample parking and turning space with a timber garage.

The surrounding gardens include features such as limestone steps and rockeries, a five tiered pond with water feature, stepping stones and a sundial, two hosta gardens, an excellent selection of topiary trees, a Japanese garden, several lawns, an enclosed parcel of woodland and substantial enclosed outdoor space, a terraced patio which takes full advantage of the views across open countryside towards Natland village and the Helm beyond.

There are two external power points, a water supply, two sheds and a greenhouse. There are many countryside walks available from the doorstep including Scout Scar to the rear.

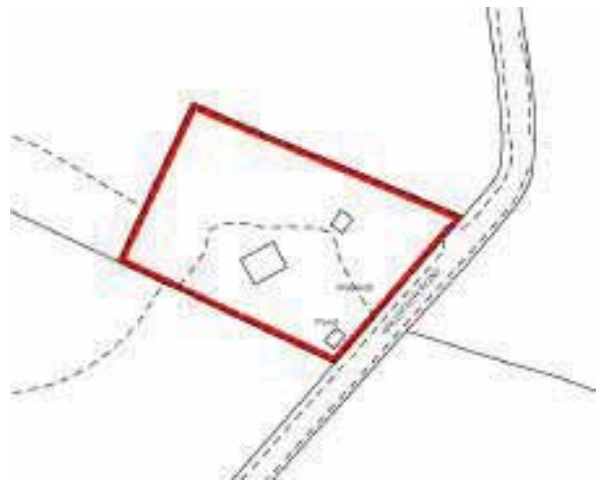
Viewing: To view please call 01539 815700

Joint Agent:





Weylands, Brigsteer Road, Kendal
Total Area: 89.3 m² ... 961 ft²



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

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

Mixed Use**14 Wellington Street, Millom,
Cumbria LA18 4DE*****GUIDE PRICE:****£55,000+ (plus fees)****Town centre shop with flat above**

Ideal investment property in an excellent location. The ground floor shop currently trading as a greengrocers, comprises: sales area, store room and walk in cold room. The first floor flat comprises: lounge, kitchen, bathroom, bedroom and stairs to the loft room.

Description:**Shop:** Sales Area 27'9 x 14'2

Store Room 21'11 x 8'5

Walk in Cold Room 7'7 x 7'7

Flat: Lounge 13'9 x 12'

Kitchen/Dining Room 13'10 x 8'2

Bathroom 9'10 x 7'2

Bedroom 18'8 x 8'7

Loft Room 17'3 x 12'10

Outside: Enclosed yard with gated access and steps to the flat**Viewing:** Please telephone 01229 588111**Additional Fees****Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.**Tenure:** See Legal Pack**Local Authority:** Copeland Borough Council**Energy Performance Certificate (EPC):** Current Rating D

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*Description on Auction Information page

Property Types for Auction

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Residential Investments



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cumbria@auctionhouse.co.uk

North East
0191 908 9691

northeast@auctionhouse.co.uk

Tees Valley
01642 931060

teesvalley@auctionhouse.co.uk

North East: Lots 1 – 35

Tuesday 11th June 2019
7.00 pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

auctionhousenortheast.co.uk

**AUCTION
HOUSE**
NORTH EAST



Residential

**83 Collingwood Court, Washington, Tyne and Wear
NE37 3ED**

***GUIDE PRICE:**

£5,000 – £10,000 (plus fees)

One Bedroom Flat

Investment opportunity; this one bedroom flat in Washington is an excellent buy to let opportunity, comprises of lounge, kitchen, bathroom and bedroom. Gas Central Heating and uPVC double glazing throughout. Situated on a bus route between Washington and Sunderland.

Description:

Entrance:

Lounge: Radiator, uPVC window, uPVC door to balcony. Open plan to Kitchen

Kitchen: Range of wall and floor units, integrated sink and drainer, uPVC window.

Bathroom: Low level WC, Pedestal sink, Bath.

Bedroom: Fitted wardrobe, Radiator, uPVC window.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Sunderland City Council

Solicitors: Robert & Barber Solicitors, 35A Watnall Rd, Hucknall, NG15 7LD. Tel: 07759552299. Ref: Edward Drury.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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



Tenure: See Legal Pack
Solicitors: TLT, One Redcliffe Street, Bristol, BS1 6TP. Tel: 01179178907.

2

Residential

23 Kensington Road, Middlesbrough, Cleveland TS5 6AJ

***GUIDE PRICE:**
£60,000+ (plus fees)

DON'T TURN THE PAGE JUST YET! SIX BEDROOM LARGE PROPERTY SCREAMING FOR A NEW OWNER

This six bedroom mid-terraced property offers lots of potential with options aplenty as to what you may do with it. The accommodation in brief comprises, entrance hall, two bedrooms with plumbing, kitchen, utility and bathroom to the ground floor, two bedrooms landing and bathroom to the first floor and a further landing and two bedrooms on the second floor. . **Ground Floor:** Entrance Hall, Bedroom One - 4.62m x 3.68m, Bedroom Two - 3.95m x 3.12m, Kitchen - 2.65m x 3.83m, Utility - 2.03m x 2.65m, Rear Lobby, Bathroom **First Floor:** Landing, Bathroom, Bedroom Three - 3.95m x 3.12m, Bedroom Four - 5.06m x 4.62m **Second Floor:** Bedroom Five - 3.95m x 3.12m, Bedroom Six - 5.06m x 3.80m
Viewing: Please contact Auction House North East on 01642 931060 for viewing schedule.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: £900 inc VAT payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: See Legal Pack
Local Authority: Newcastle upon Tyne City Council
Solicitors: Eversheds Solicitors, 70 Greatbridgewater Street, Manchester, M1 5ES. Tel: 01132004129. Ref: Lemi McAuley.
Energy Performance Certificate (EPC): Current Rating C

3

Residential

38 Bilbrough Gardens, Newcastle upon Tyne, Tyne and Wear NE4 8YA

***GUIDE PRICE:**
£30,000+ (plus fees)

Three bedroom First Floor Flat

This Three bedroom First Floor Flat is located on a quiet street behind Atkinson Road. Well located for School, College and the local amenities of both Elswick Road and West Road. Accommodation briefly comprises; Lounge, Kitchen, Bathroom and three beds. Rear Yard. Property benefits from gas central heating and uPVC double glazing throughout.

Description:

Entrance: Stairs to first floor accommodation
Lounge 12'9 x 12'9: Rear facing uPVC window, Radiator
Kitchen 15'9 x 8'3: Range of base units, Stainless steel sink and drainer, rear facing uPVC window, door to rear yard,
Bathroom 8'6 x 4'9: Low level WC, Bath and pedestal sink, rear facing uPVC window, radiator
Bedroom 1 13'0 x 12'6: Front facing uPVC window, Radiator.
Bedroom 2 9'3 x 8'0: Rear facing uPVC window, Radiator
Bedroom 3 9'3 x 8'9: Front facing uPVC window, Radiator.
External: Rear yard
Viewings: Please telephone 0191 9089691

Additional Fees

Administration Charge: £1200 inc VAT payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

23 Helena Terrace, Bishop Auckland DL14 6BP

***GUIDE PRICE:**

£23,000+ (plus fees)

HOT HOT HOT, Two bedroom mid-terraced property needing a scheme of refurbishment.

This two bedroom mid-terraced property is ideally located close to Bishop Auckland Hospital, local amenities and the Town Centre. The accommodation in brief comprises, entrance hall, lounge, dining room and kitchen to the ground floor with landing, two bedrooms and bathroom on the first floor. Gas central heating throughout and external enclosed rear yard and on street parking to the front. Due to the incredible guide price we anticipate a high demand for viewing in this one so please call us today for more information.

Ground Floor: Entrance Hall, Lounge – 4.64m x 2.95, Dining Room – 4.80m x 3.64m, Kitchen – 3.78m x 2.25m **First Floor:** Landing, Bedroom One – 4.19m x 3.83m, Bedroom Two – 3.70m x 2.90m, Bathroom **N.B.:** 14 day completion **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

Tenure: See Legal Pack

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

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

17 Red House Road, Hebburn, Tyne and Wear NE31 2XF

***GUIDE PRICE:**

£30,000+ (plus fees)

Two Bed Upper Tyneside Flat

This Two Bedroom Upper Tyneside Flat. Solid investment opportunity. Within walking distance of both Hebburn and Jarrow town centres, health centre and all local amenities.

Description:

Entrance: Via uPVC door stairs to accommodation

Lounge/Diner 20' x 14'3": Rear facing uPVC windows, Radiators.

Kitchen 15'3 x 7'9": Range of wall and floor units, integrated oven and hob. stainless steel sink and drainer,

Bathroom 7'x 6': Low level WC, Pedestal sink, bath. Rear facing uPVC window, Radiator

Bedroom 1 12'9 x 18': Front Facing uPVC window, Radiator

Bedroom 2 8'9 x 6'11": Front Facing uPVC window, Radiator

External: Rear Yard

Please Note: This property carries a 14 day completion

Viewing: Please telephone 091 9089691

Tenure: See Legal Pack

Local Authority: Gateshead Metropolitan Borough Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Hartlepool Borough Council

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

Energy Performance Certificate (EPC): Current Rating G

6

Residential

32 Jackson Street, Hartlepool, Cleveland TS25 5RZ

***GUIDE PRICE:**

£12,000 - £15,000 (plus fees)

**ATTENTION PROPERTY DEVELOPERS.
FULL REFURBISHMENT REQUIRED.**

Two bedroom mid-terraced home situated within Hartlepool Town Centre.

Easy walking distance to local amenities.

Ideal opportunity for a property investor to update and improve this home and realise the rental potential of £3900 per annum.

N.B. 14 day completion

Additional Fees

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

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

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

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Tenure: See Legal Pack

Local Authority: Sunderland City Council

Solicitors: Optima Legal, 1 Carlisle Square, Newcastle upon Tyne, NE1 6UF. Tel: 03445716524 opt 2.

Energy Performance Certificate (EPC): Current Rating E

7

Residential

87 Edgmond Court, Sunderland, Tyne and Wear SR2 0DY

***GUIDE PRICE:**

£28,000+ (plus fees)

Two Bedroom Flat

Two bedroom flat in communal block with secure entry system. Property briefly comprises; Lounge/Kitchen, bathroom and two bedrooms. Ryhope's local shops and supermarket are a short walk from the property as are award winning beaches.

Description:

Entrance:

Lounge/Kitchen: Range of wall and floor units, electric heater, uPVC window

Bathroom: Low level WC, Bath, pedestal sink.

Bedroom 1: Electric heater, uPVC window

Bedroom 2: Electric heater, uPVC window

Viewings: Please telephone 0191 9089691

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



8

Residential

15 Tunstall Street, Middlesbrough, Cleveland TS3 6PE

***GUIDE PRICE:**

£25,000+ (plus fees)

THREE BEDROOM MID-TERRACED PROPERTY IN A POPULAR BUY-TO-LET AREA OF MIDDLESBROUGH.

Three bedroom mid-terraced property locating the North Ormesby area of Middlesbrough close to local amenities and only a short distance from the main Town Centre. The accommodation in brief comprises, entrance hall, lounge, kitchen, rear lobby and bathroom to the ground floor with landing and three bedrooms located on the first floor. Upvc double glazing and gas central heating system throughout, this property would make the perfect addition to any portfolio. Externally to the property is a rear yard and on street parking to the front. **Ground Floor:** Entrance Hall, Lounge – 6.84m x 3.81m, Kitchen – 3.47m x 2.13m, Rear Lobby, Bathroom. **First Floor:** Landing, Bedroom One – 3.86m x 3.02m, Bedroom Two – 3.86m x 3.68m (into alcove), Bedroom Three – 3.03m x 2.13m **N.B.:** 14 day completion. **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

Tenure: See Legal Pack

Solicitors: Taylor Rose TTKW, 13-15 Wesley Moorgate, City Of London, EC2R 6AD. Tel: 0207 242 3303.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



9

Residential

12 Ascot Street, Peterlee, County Durham SR8 3RU

***GUIDE PRICE:**

£15,000 - £20,000 (plus fees)

3 Bedroom Mid Terraced House

This 3 bedroom mid terraced house is in need of renovation. Vestibule into lounge, kitchen, first floor bedrooms and bathroom. Double glazed through out, gas central heating, combi boiler, external rear yard.

Description:

Lounge 17 x 12'3: Front aspect, double glazed window, radiator.

Kitchen 13'6 x 12: Range of floor and wall units, rear aspect window, radiator, combi boiler, two storage cupboards, door to rear yard.

Bedroom 1 12'3 x 9'3: Front aspect, radiator, double glazed window,

Bedroom 2 13'3 x 10: Rear aspect, radiator, double glazed window.

Bedroom 3 8'9 x 7'3: Front aspect, radiator, double glazed window.

Bathroom 8 x 6'9: Rear aspect, low level WC, hand basin and bath, radiator,

External: Rear yard.

Viewing: Please telephone 0191 908 9691



Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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10

Residential

61 West Road, Loftus, Cleveland TS13 4RH

***GUIDE PRICE:**

£80,000 - £90,000 (plus fees)

LARGE THREE STOREY TERRACED HOUSE CURRENTLY SET OUT FOR FIVE BEDSITS.

This large mid-terraced property sits on the main road on the run into Loftus. Close to local amenities and great public transport access. The accommodation in brief comprises entrance hall, communal lounge, inner hall, WC, bedsit 1 and communal kitchen to the ground floor whilst landing, two bedsits and WC can be found on the first floor, a further two bedsits, large bathroom and landing can be found on the second floor. Externally there is an enclosed rear yard. This property would make the perfect investment. **Ground Floor:** Bedsit One - 4.08m x 4.08m, Inner Hall, WC, Lounge - 3.76m x 3.91m, Kitchen - 4.47m x 2.12m **First Floor:** Landing, Bedsit Two - 3.48m x 3.72m, Bedsit Three - 4.20m x 3.88m, WC **Second Floor:** Landing, Bedsit Four - 2.50m x 3.94m, Bedsit Five - 2.66m x 2.95m, Bathroom **N.B.:** 14 day completion

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

Tenure: See Legal Pack

Local Authority: Redcar and Cleveland Borough Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



11

Residential

13 Moore Street, Stanley, County Durham DH9 7AG

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

3 Bedroom End Terraced House

Ideal buy to let 3 bedroom end terrace house which has been partially refurbished. Entrance into lounge, dining room, kitchen, bedrooms and bathroom. Rear yard. Combi gas central heating and double glazed windows.

Description:

Lounge 19 x 16: Front and side aspect spacious room, radiator and double glazed window.

Dining Room 18'6 x 10'6: Front aspect, radiator, double glazed window, under stair storage cupboard.

Kitchen 19 x 10'6: L shaped room, wall and floor units, with new worktops, stainless steel sink and drainer, side aspect partially tiled walls, combi boiler, door to the external yard.

Bedroom 1 12 x 11, Bedroom 2 11'9 x 8', Bedroom 3 11 x 7: all with radiator and double glazed windows.

Bathroom 8'3 x 7: White 3 piece suite, bath with shower over, WC, pedestal wash basin, radiator and double glazed window.

External: on street parking, with external yard.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



12

Residential

7 Newcomen Street, Ferryhill, County Durham DL17 8PL

***GUIDE PRICE:**

£22,000+ (plus fees)

THREE BEDROOM END -TERRACE PROPERTY MAKING THE PERFECT INVESTMENT

This three bedroom end-terraced property offers it all with a great location and accommodation comprising in brief, entrance hall, lounge, dining room, kitchen, rear lobby and bathroom to the ground floor. The first floor hosts landing and three bedrooms. Gas central heating and Upvc double glazing throughout with external enclosed rear yard and on street parking to the front. Located ideally for local amenities and schools and the Town Centre is only a short walk away. **Ground Floor:** Entrance Hall, Lounge - 3.57m x 4.08m, Dining Room 4.21m x 5.00m, Kitchen - 3.75m x 2.20m, Rear Lobby, Bathroom **First Floor:** Landing, Bedroom One - 3.60m x 5.00m, Bedroom Two - 4.21m x 3.05m, Bedroom Three - 2.41m x 1.95m

N.B. 14 day completion

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

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Walker Morris, Kings Court, 12 Kings Street, Leeds, LS1 2HL. Tel: 0113 283 2509.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



13

Residential

32 Tyne Green, Hexham, Northumberland NE46 3HF

***GUIDE PRICE:**

£140,000+ (plus fees)

Three Bedroom Mid Terraced House

Modern mid terrace with three bedrooms set on a popular estate in historic Hexham. Close to Town Centre, Supermarkets, Leisure Centre, Cinema and A69 for access to Carlisle, Newcastle and Hadrian's Wall.

Description:

Entrance: Via porch, door to lounge

Lounge 16'6 x 13'3: Built in floor to ceiling bookcase and entertainment centre, Radiator and window to front aspect

Kitchen/Diner 16'6 x 10'9: Wall and floor units, sink and drainer, Gas range and oven with extractor fan above, Windows to rear patio aspect, rear door, radiator

Bathroom 7'0 x 6'9: Bath with shower over, sink, tiled walls, WC, Window and heated towel rail.

Bedroom 1 11'0 x 9'3: Radiator, window to front aspect

Bedroom 2 12'3 x 10'3: Radiator, window to rear aspect

Bedroom 3 7'0 x 6'9: Radiator, window to front aspect

External: Lawned garden to the front and split level patio with shed to rear.

Viewings: To view please call 0191 908 9691



Tenure: See Legal Pack

Local Authority: Northumberland County Council

Solicitors: Poole Townsend, 69-75 Duke Street, Barrow in Furness, LA14 1RP. Tel: 01229 811 811. Ref: Rochelle Edwards.

Additional Fees

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

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

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[*Description on Auction Information page](#)



14

Residential

155 Waterloo Walk, Washington, Tyne and Wear NE37 3EL

***GUIDE PRICE:**

£5,000 - £10,000 (plus fees)

One Bedroom Flat

Investment property in Waterloo Walk; one of four secure gated communities in Sulgrave, a short drive to Washington. This one bedroom flat in Washington is an exciting buy to let opportunity. Situated on a bus route between Washington and Sunderland, close to Schools and the A1231

Description:

Entrance: Via Composite door

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

Kitchen 12'6 x 5'6: Range of wall and floor units, integrated stainless steel sink and drainer, Combi Boiler, uPVC window

Bathroom 6'6 x 6'0: Low level WC, Bath, pedestal sink

Bedroom 10'9 x 10'3: cupboards, uPVC window, Radiator

External: Balcony and communal gardens

Viewings: Please call 01919089691

Tenure: See Legal Pack

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

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



14a

Residential

27 Pennine Avenue, Chester le Street, County Durham DH2 3AX

***GUIDE PRICE:**

£75,000+ (plus fees)

3 Bedroom Terraced House

A spacious three bedroom house situated in this popular area of Chester-le-Street. Easy access to shops, schools and local amenities.

Description:

Entrance Hall: Storage cupboard, radiator

Lounge 13'7" x 13'1": Gas fire, radiator

Kitchen/Dining room 20'4" x 9'6": A range of wall & base units, co-ordinating worksurfaces, stainless steel sink unit, mixer tap, tiled splashback, plumbed for washer, double radiator

Bedroom 1 11'9" x 10'5": Storage cupboard, radiator

Bedroom 3 10'x 9'7": Storage cupboard, radiator

Bathroom: Coloured suite, hand basin, electric shower over bath, ceramic part tiled walls, radiator

Garden: Garden to front. Rear yard with double gated off-road car parking & outbuilding for storage

Viewings: To View please call 0191 908 9691

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: DMA Law (Marrina Ward), 4 High Chare, Chester Le Street, DH3 3PX. Tel: 0191 3887041.

Additional Fees

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

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

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[*Description on Auction Information page](#)

2 Valley View Farm, Cockhouse Lane, County Durham DH7 7PW

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



2 Bedroom Barn Conversion

Impressive 2 bedroom single storey barn conversion, pleasantly situated in this small private semi rural setting yet conveniently situated only a 10 minutes drive from Durham city centre. Ideal for a wide range of buyers the property offers accommodation comprising, entrance hall, stunning lounge with cast iron stove, vaulted ceiling and feature stone wall, kitchen with wall and base units (appliances included), 2 good size bedrooms and a bathroom/wc with white suite. There is a useful loft room with 4 velux windows. Communal lawned gardens, private patio garden and ample residents parking.

Description:

HALLWAY: Laminate flooring, loft access (pull down ladder) and central heating radiator.

LOUNGE 17' 1" x 14' 5": The heart of the home, this stunning reception room has a vaulted ceiling incorporating beams, feature stone wall and cast iron wood burning stove, laminate flooring and two central heating radiators.

KITCHEN 15' 11" x 7' 7" : Wall and base units with contrasting work surfaces incorporating a stainless steel sink unit, built in electric oven and gas hob with extractor hood, plumbing for washing machine and dishwasher,

cupboard housing central heating boiler (combi), tiled floor, door to the rear, ceiling spotlights and central heating radiator.

BEDROOM 1 11' 8" x 10' 7" : Laminate flooring and central heating radiator.

BEDROOM 2 11' 4" x 6' 3" : Laminate flooring and central heating radiator.

BATHROOM : White suite comprising, bath with shower over, low level wc, pedestal wash hand basin, fully tiled walls, tiled floor (with electric under floor heating), expelair and central heating radiator.

LOFT ROOM : With 4 velux windows, light and power, providing excellent storage.

EXTERNALLY: There are communal lawned gardens within the development and a private patio garden with decked area, shed and wood store. There is ample residents parking adjacent to the property.

Viewings: To view please call 0191 908 9691

Tenure: See Legal Pack

Local Authority: Durham County Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

8 Cobalt Close, Newcastle upon Tyne, Tyne and Wear NE15 8TL

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



Detached Two Bedroom Bungalow

This detached bungalow is situated in the end of a cul de sac with south facing garden, in the popular Lemington Rise. The property comprises of a long block paved driveway leading to a single garage, a good sized front and rear garden. Internally there is a kitchen and a recently renovated shower/wet room, a good sized light and airy lounge/diner with two bedrooms looking onto the rear garden.

Description:

Entrance: Hallway with storage cupboard

Kitchen 8'7 x 7'3: Range of wall and floor units, double glazed window to front aspect, fully tiled walls, stainless steel sink.

Shower Room 7'3 x 5'8: Low level wc, pedestal wash basin, fully tiled with wet room style shower cubicle, stainless steel ladder radiator, double glazed frosted window.

Lounge 17'7 x 10'4: Double glazed bay window to front aspect.

Bedroom One 10'4 x 7'9: Double glazed window to rear aspect, fitted wardrobes.

Bedroom Two 10'10 x 7'4: Fitted with mirror sliding wardrobes, double glazed patio doors to the rear garden.

External : Detached garage with Up and over door and block paved driveway. To the front there are mature shrubs and to the rear it is mainly paved with more attractive mature shrubs.

Viewings: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Newcastle upon Tyne City Council

Solicitors: Newbolt Solicitors, 9 Avondale Estate,, Cwmbran, NP44 1UG. Tel: 01633 874715.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

16

Plots/Building Land

**Land adjacent to Station Hotel,
High Street, Boosbeck, Cleveland TS12 3AF**

***GUIDE PRICE:**

£25,000 – £30,000 (plus fees)

ATTENTION ALL DEVELOPERS – LAND WITH PLANNING IN QUIET VILLAGE LOCATION

This plot of land sits adjacent to the Station Hotel in Boosbeck Village close to the historic market town of Guisborough. Planning is already approved for three town houses of three storey and a block of garages to the rear. The plans currently in place can be found by following the link <https://planning.redcar-cleveland.gov.uk/Planning/Display?applicationNumber=R/2018/0606/FF> The current vendor is offloading this land due to not having the timescale to start the project and with other new build property in the area selling these properties will certainly be popular once completed. Viewing and further information can be arranged by calling us today.



Tenure: See Legal Pack

Solicitors: Martin L Groves Solicitors, 81 High Street, Skelton, TS12 2DY. Tel: 01287 650675.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

17

Residential

28 Bilbrough Gardens, Newcastle upon Tyne, Tyne and Wear NE4 8YA

***GUIDE PRICE:**

£30,000+ (plus fees)

Two Bedroom Ground Floor Flat

This Two bedroom Ground Floor Flat is located on a quiet street behind Atkinson Road. Well located for School, College and the local amenities of both Elswick Road and West Road. Property briefly comprises; Lounge, Kitchen, Bathroom and two beds. Rear Yard. Property benefits from gas central heating and uPVC double glazing throughout.

Description:

Entrance: Hall

Lounge: Front Facing uPVC window, radiator

Kitchen: Range of base units, sink and drainer, combi boiler, rear facing uPVC window

Bathroom: Bath, sink, low level WC, rear facing uPVC window

Bedroom 1: Radiator, Front facing uPVC window

Bedroom 2: Radiator, rear facing uPVC window

External: Rear Yard

Viewings: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Newcastle upon Tyne City Council

Solicitors: Eversheds Solicitors, 70 Greatbridgewater Street, Manchester, M1 5ES. Tel: 01132004129. Ref: Lemi McAuley.

Additional Fees

Administration Charge: £1200 inc VAT payable on exchange of contracts.

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

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18

Residential

Cleveland Lodge, 70 Darlington Road, Stockton on Tees TS18 5ER

***GUIDE PRICE:**

£70,000 - £80,000 (plus fees)

RARE OPPORTUNITY TO PURCHASE THIS TWO BEDROOM BUNGALOW IN A PRIME LOCATION

This two bedroom detached bungalow located in the Hartburn area of Stockton holds no end to its possibilities. In need of refurbishment, this large building surrounded by trees and shrubbery holds lots of character and is just looking for someone to take ownership and apply their own stamp to it. Location is the key to this property and found just off Darlington Road in Stockton and in walking distance to local amenities and Hartburn Village. The property is known to have subsidence due to a tree at the rear of property with a TPO attached. **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

Tenure: See Legal Pack

Local Authority: Stockton-on-Tees Borough Council

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



19

Residential

3 Canterbury House, Baxter Road, Sunderland, Tyne and Wear SR5

***GUIDE PRICE:**

£30,000+ (plus fees)

Two Bedroom Ground floor Flat

This two bedroom ground floor flat benefits from secure entry system. There are good transport links for Sunderland City Centre and A19 is a short drive away.

Description:

Entrance: Entrance hall with Radiator

Lounge 14'6 x 14'0: Rear facing uPVC window, Radiator

Kitchen 10'3 x 7'3: Range of modern wall and floor units, extractor hood, integrated stainless steel sink and drainer, rear facing uPVC window, radiator.

Bathroom 10'6 x 5'6: Low level WC, Bath with shower fitting, pedestal sink, rear facing uPVC window

Bedroom 1 13'3 x 10'0: Radiator, rear facing uPVC window

Bedroom 2 10'9 x 7'3: Radiator, rear facing uPVC window

External : Communal gardens and parking spaces

Viewings: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Sunderland City Council

Solicitors: Optima Legal, 1 Carlisle Square, Newcastle upon Tyne, NE1 6UF. Tel: 03445716524 opt 2.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



20

Residential

Flat 1, 146 Church Street, Whitby, North Yorkshire YO22 4DE

***GUIDE PRICE:**

£85,000 - £95,000 (plus fees)

WELL PRESENTED FIRST FLOOR ONE BEDROOM FLAT IN THE HEART OF WHITBY.

This superb opportunity to own your very own weekend and holiday getaway property or long term let is right here. Due to the terms on the lease, no holiday lets are currently allowed but at this amazing guide price you don't want to be missing out on the opportunity to have your very own piece of happiness in Whitby. The accommodation in brief comprises, entrance hall to the ground floor, hallway, lounge/kitchen area, bedroom and bathroom. Heating for the accommodation is provided via Baxi boiler and is located in a great storage area off the lounge. Located on Church Street and in walking distance of all Whitby's attractions, this is the ideal location for any holiday break. **Accommodation:** Entrance Hall, Hallway, Lounge/Kitchen – 4.98m x 4.06m, Bedroom – 3.16m x 3.20m, Bathroom **Viewing:** Please call Auction House North east on 01642 931060 for viewing schedule.

Tenure: See Legal Pack

Solicitors: Bury & Walkers – Dearne Valley, Watford House, Church Street, Wombwell, S73 0DG. Tel: 01226 753433.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



21

Residential

7 Tenth Street, Horden, Peterlee, County Durham SR8 4NE

***GUIDE PRICE:**

£10,000+ (plus fees)

Two Bedroom Mid Terraced House

This two bedroom mid terraced house is located off Warren Street, comprises; lounge, kitchen/ dining room, two bedrooms, bathroom/WC, part double glazed and has central heating. Public transport links included Seaham Railway station to the north and Hartlepool Railway station to the south east together with a network of bus services serving the surrounding area. Road links are available with the A19 and A1 to the west. Shopping amenities can be found locally within Peterlee which includes Castle Dene shopping centre hosting a number of well known shops.

Description:

Ground Floor: Lounge, kitchen/ dining room.

First Floor: 2 bedrooms, bathroom/WC.

Viewing: Please telephone 0191 9089691



Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



22

Residential

1 Hovingham Street, Middlesbrough, Cleveland TS3 6NX

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

**READY MADE BUY TO LET. THREE BEDROOM END TERRACE IN
POPULAR RENTAL AREA OF MIDDLESBROUGH**

This three bedroom end-terraced property is currently under AST and producing £400 pcm and dependant on purchase price an approx 20% yield. The accommodation in brief comprises, entrance hall, lounge, dining room, kitchen and bathroom to the ground floor with landing two double bedrooms a single bedroom and WC on the first floor. Upvc double glazing and gas central heating throughout. Externally to the property is an enclosed yard to rear and on street parking to the front. This property is in some need of modernisation hence the guide price but this would make the perfect addition to any portfolio.

Viewing: Strictly by appointment, please call Auction House North East on 01642 931060 to arrange.

Tenure: See Legal Pack

Local Authority: Middlesbrough Council

Solicitors: Freers Askew Bunting (Baker Street), 19-25 Baker Street, Middlesbrough, TS1 2LF. Tel: 01642 244666.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



23

Residential

45 Edgmond Court, Sunderland, Tyne and Wear SR2 0DX

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Two Bedroom Upper flat

Two Bedroom Upper flat in popular estate just three miles south of Sunderland. Property benefits from uPVC double glazing and electric heaters throughout. Accommodation briefly comprises: lounge, kitchen, bathroom and two bedrooms and separate garage. Ryhope's local shops and supermarket are a short walk from the property as are it's award winning beaches.

Description:

Entrance: Stairs to first floor accommodation

Lounge 12'9 x 12'3 : Front facing uPVC window, Electric heater and decorative fire surround

Kitchen 8'9 x 6'9: Range of base units, integrated sink and drainer, uPVC window to rear aspect

Bathroom 7'0 x 6'6: Low level WC, bath with shower over, pedestal sink

Bedroom 1 12'9 x 9'9: Electric heater, front facing uPVC window

Bedroom 2 9'9 x 7'0: Cupboard, electric heater, rear facing uPVC window

Viewing: Please telephone 0191 908 9691



Tenure: See Legal Pack

Local Authority: Sunderland City Council

Solicitors: Meikles Solicitors - Spennymoor, 2 Cloye Terrace, Spennymoor, DL16 7SE. Tel: 01388814336.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating C

24

Residential

129 Brockett Close, Newton Aycliffe, County Durham DL5 7NL

***GUIDE PRICE:**

£30,000+ (plus fees)

THREE BEDROOM SEMI DETACHED PROPERTY IN A GREAT LOCATION

This semi detached property has lots on offer and with a little TLC to bring back to modern market will make the perfect buy to let investment or owner occupier home. The accommodation in brief comprises, entrance hall, WC, lounge and kitchen area to the ground floor with landing three bedrooms and bathroom on the first floor. With serviceable kitchen and bathroom the majority of the work to be carried out will be cosmetic. Gas central heating and Upvc double glazing throughout. Externally is an enclosed front garden mainly laid to lawn. **Ground Floor:** Entrance, Hall, WC, Lounge – 5.37m x 3.00m, Kitchen – 5.04m x 2.60m **First Floor:** Landing, Bedroom One – 4.51m x 2.95m, Bedroom Two – 3.53m x 3.16m, Bedroom Three – 3.53m x 1.86m, Bathroom **N.B.** 14 day completion.

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

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

25

Residential

51 Tower Street West, Sunderland, Tyne and Wear SR2 8JY

***GUIDE PRICE:**

£15,000+ (plus fees)

Two Bedroom Mid Terrace House

two bedroom mid terrace house in Hendon to the south of Sunderland City Centre. Property requires a full refit and briefly comprises: Lounge, Kitchen, Bathroom and two bedrooms, rear yard. Due to proximity to City Centre and transport links the property would be an ideal buy to let. Close to Valley Road Academy and local shops.

Description:

Viewings: Please telephone 0191 908 9691

Additional Fees

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

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

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[*Description on Auction Information page](#)

26

Residential

32 Dent Street, Bishop Auckland, County Durham DL14 9SZ

*GUIDE PRICE:

£25,000+ (plus fees)

ATTENTION ALL BUYERS! THREE BEDROOM MID TERRACED IN GREAT LOCATION

Three bedroom mid-terraced property with accommodation comprising in brief entrance hall, lounge, diner, kitchen, rear lobby and kitchen to the ground floor with landing and three bedrooms on the first floor. The property benefits from gas central heating and Upvc double glazing throughout. Externally is and enclosed rear yard and on street parking to the front. Located in between Bishop Auckland and West Auckland and ideal for access to the large retail park which is very popular locally. **Ground Floor:** Entrance Hall, Lounge – 4.15m x 4.58m, Dining Room – 2.38m x 5.22m, Kitchen – 4.22m x 2.23m, Rear Lobby, Bathroom **First Floor:** Landing, Bedroom One – 4.15m x 3.15m, Bedroom Two – 3.84m x 2.69m, Bedroom Three – 2.74m x 2.34m **N.B.** 14 day completion

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

Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)

27

Residential

1 The Old Mill, Haltwhistle, Northumberland NE49 9LB

*GUIDE PRICE:

£35,000+ (plus fees)

Two Bedroom Ground floor Apartment

Located in the centre of Haltwhistle providing easy access to local amenities and public transport links as well as A69 for Carlisle, Hexham and Newcastle. Benefiting from gas central heating and double glazing throughout. The property briefly comprises entrance hall, lounge, kitchen, two bedrooms and bathroom.

Description:

Entrance: Entrance vestibule

Lounge 15'6 x 10'9: Radiator, uPVC window

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

Bathroom 8'0 x 6'6: Pedestal sink, low level WC, Bath with electric shower above. Part tiled, uPVC window

Bedroom 1 13'6 x 11'6 : cupboard housing Combi Boiler, radiator, uPVC window

Bedroom 2 13'3 x 11'3: Radiator uPVC window

External : Shared parking

Please Note: This property carries a 14 day completion

Viewings: To view please call 0191 908 9691

Tenure: See Legal Pack

Local Authority: Northumberland County Council

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

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



28

Residential

1 Rosemount Court, Bishop Auckland DL14 6XN

***GUIDE PRICE:**

£24,000+ (plus fees)

TWO BEDROOM GROUND FLOOR FLAT MAKING THE PERFECT ADDITION TO ANY PORTFOLIO

This cracking two bedroom ground floor flat goes to auction with lots of positives. In need of cosmetic refurbishment but with access to both front and rear and with accommodation comprising in brief, entrance hall, lounge, kitchen, two bedroom and bathroom. The kitchen and bathroom are both serviceable and with gas central heating and Upvc double glazing what's not to like about this property. The added benefit of a single garage on a block next to the properties. **Accommodation:** Entrance Hall, Lounge – 4.68m x 4.59m, Kitchen – 2.78m x 2.16m, Bedroom One – 5.74m x 2.35m, Bedroom Two – 2.91m x 2.35m, Bathroom **N.B.:** 14 day completion **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

Tenure: See Legal Pack

Local Authority: Durham County Council

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

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



29

Residential

155 Collingwood Court, Washington, Tyne and Wear NE37

***GUIDE PRICE:**

£5,000 - £10,000 (plus fees)

1 bedroom Flat

Investment property in Collingwood Court; one of four secure gated communities in Sulgrave, a short drive to Washington. This one bedroom flat in Washington is an exciting buy to let opportunity. Situated on a bus route between Washington and Sunderland, close to Schools and the A1231 Offering instant yield as Currently Tenanted on an AST of £350 PCM

Description:

Entrance:

Lounge:

Kitchen:

Bathroom:

Bedroom:

Viewings: To view please call 0191 908 9691

Auction House have not yet internally inspected this property

Tenure: See Legal Pack

Local Authority: Sunderland City Council

Solicitors: Robert & Barber Solicitors, 35A Watnall Rd, Hucknall, NG15 7LD. Tel: 07759552299. Ref: Edward Drury.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



30

Residential

8 Hemlington Road, Stainton, Middlesbrough, Cleveland TS8 9AJ

***GUIDE PRICE:**

£150,000+ (plus fees)

A RARE OPPORTUNITY TO OWN YOUR PIECE OF VILLAGE LIFE, TWO BEDROOM DETACHED BUNGALOW SET ON A HUGE PLOT IN A VILLAGE LOCATION

Sat on a huge corner plot in the village of Stainton, this bungalow currently has accommodation comprising in brief, entrance hall, lounge, dining room, two bedroom, bathroom and kitchen. A great added bonus to this property is the additional loft room. In need of refurbishment but offers great potential. With large gardens to the rear and side. Popular schools and amenities only a short distance away and then with public houses and the village hall all in walking distance there is nothing that would stop you having a look. **Ground Floor:** Entrance Hall, Lounge – 4.30m x 3.65m, Dining Room – 3.65m x 3.40m, Kitchen – 4.24m x 3.10m, Bedroom One – 3.70m x 3.92m, Bedroom Two – 3.70m x 3.10m, Bathroom, Loft Room – 4.18m x 3.98m **Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

Tenure: See Legal Pack

Solicitors: Freers Askew Bunting, 56-62 Borough Road, Middlesbrough, TS1 2JH. Tel: 01642 252555. Ref: Andrew Dixon.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



31

Residential

157 Colston Street, Newcastle upon Tyne, Tyne and Wear NE4 8UN

***GUIDE PRICE:**

£30,000+ (plus fees)

Two bedroom Ground Floor Flat

This two bedroom ground floor Tyneside flat in a popular buy to let area will appeal to a variety of investors. The property would benefit from a full series of improvements. Briefly comprises; Lounge, Kitchen, Bathroom and two bedrooms. The property is located just off the West Road for a variety of shops, local businesses and eateries. and 1.5 miles from central Newcastle.

Description:

Entrance Hall:

Lounge: Rear facing window, radiator

Kitchen: range of base units, rear window, door to rear yard.

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

Bedroom 1: Radiator, window to front aspect

Bedroom 2: Radiator, window to rear aspect

External: Rear yard

Viewings: Please telephone 0191 908 9691



Tenure: See Legal Pack

Local Authority: Newcastle upon Tyne City Council

Solicitors: Eversheds Solicitors, 70 Greatbridgewater Street, Manchester, M1 5ES. Tel: 01132004129. Ref: Lemi McAuley.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: £1200 inc VAT payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Middlesbrough Council

Solicitors: Freers Askew Bunting (Baker Street), 19-25 Baker Street, Middlesbrough, TS1 2LF. Tel: 01642 244666.

32

Residential

**50 Thornton Street,
Middlesbrough, Cleveland TS3 6PQ**

***GUIDE PRICE:**

£25,000 - £30,000 (plus fees)

**READY MADE BUY TO LET. THREE BEDROOM MID TERRACE IN
POPULAR RENTAL AREA OF MIDDLESBROUGH**

This three bedroom mid-terraced property is currently under AST and producing £400 pcm and dependant on purchase price approximately a 17.5% yield. The accommodation in brief comprises, entrance hall, lounge, dining room, kitchen and bathroom to the ground floor with landing two double bedrooms a single bedroom and WC on the first floor. Upvc double glazing and gas central heating throughout. Externally to the property is an enclosed yard to rear and on street parking to the front. This property is in certainly been looked after by its owner and tenant and will make the perfect addition to any portfolio.

Viewing: Strictly by appointment please call Auction House North East on 01642 931060 to arrange.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

Next Auction Date 30th July 2019

NOW TAKING ENTRIES FOR THIS AUCTION

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

For further information please call Auction House on

0191 908 9691 / 01642 931060

or email
northeast@auctionhouse.co.uk

**AUCTION
HOUSE
NORTH EAST**

5 & 7 Ellesmere Road, Benwell, Newcastle, Tyne and Wear NE4 8TS

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



TWO Tyneside Flats

A ground floor two bed flat and a 3 bedroom first floor flat being sold as ONE LOT.2 bedroom Tyneside flat. Entrance into hallway. Bedroom one, lounge, bedroom two, kitchen, bathroom, external shared rear yard.3 Bedroom upper Tyneside flat, comprising stairs to first floor, lounge, kitchen, bathroom, 3 bedrooms. Shared rear yard, gas central heating, double glazed.

Description:

5 Ellesmere Road, Benwell – First Floor: Entrance – stairs to first floor

Lounge 14'3 x 12

Radiator, double glazed window

Kitchen 7 x 6'3

Range of wall and base units, sink with drainer, combi boiler, radiator through to bathroom.

Bathroom 7 x 3'9

wash basin, bath and WC, radiator.

Stairs to rear

Bedroom 1 16'9 x 12 including bay window

Front aspect, radiator, double glazed window.

Bedroom 2 9'9 x 8'9

Front aspect, radiator and double glazed window.

Bedroom 3 8'11 x 10'6

Rear aspect, radiator and double glazed window.

External

Shared rear yard.

7 Ellesmere Road, Benwell – Ground Floor: Entrance into hallway

Bedroom 1

With Bay window to front aspect.

Lounge

Rear aspect, storage cupboard.

Bedroom 2

Rear aspect.

Kitchen

One floor unit, door to rear yard.

Bathroom

External

Shared rear yard.

Viewing: Please telephone 0191 908 9691

Tenure: See Legal Pack

Local Authority: Newcastle upon Tyne City Council

Solicitors: Eversheds Solicitors, 70 Greatbridgewater Street, Manchester, M1 5ES. Tel: 01132004129. Ref: Lemi McAuley.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: £1200 inc VAT payable on exchange of contracts.

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



Tenure: See Legal Pack

Local Authority: Darlington Borough Council

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

Energy Performance Certificate (EPC): Current Rating C

Residential

34

130 Geneva Road, Darlington, County Durham DL1 4HT

***GUIDE PRICE:**

£55,000+ (plus fees)

CALLING ALL INVESTORS/DEVELOPERS. RARE OPPORTUNITY AT AN INCREDIBLE GUIDE PRICE.

Three bedroom semi-detached spacious property with bags of potential. Accommodation in brief comprises, entrance hall, lounge, dining room and kitchen to the ground floor with landing, family bathroom and three bedrooms located on the first floor. Gas central heating throughout provided through a recently added boiler, double glazed windows, recently updated roof and owned solar panels. Externally to the property is parking to the front on driveway and rear garden laid to lawn with patio area. In need of some modernisation. Close to all local amenities, transport links and local schools. **Ground Floor:** Entrance Hall, Lounge – 4.60m x 3.60m, Dining Room – 3.70m x 3.60m, Kitchen – 3.90m x 1.90m **First Floor:** Landing, Bedroom One – 4.50m x 3.60m, Bedroom Two – 3.70m x 3.60m, Bedroom Three – 2.70m x 2.10m, Bathroom

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

Additional Fees

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

Administration Charge: £1200 inc VAT payable on exchange of contracts.

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

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Middlesbrough Council

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

Residential

35

15 The Avenue, Middlesbrough, Cleveland TS5 6PA

***GUIDE PRICE:**

£100,000+ (plus fees)

AND HERE IT IS, A LARGE SEMI DETACHED PROPERTY HOSTING FIVE SELF CONTAINED FLATS

This large property located in the Linthorpe Village area of Middlesbrough is sure to be on the top of everybody's wish list this auction and split into five, one bedroom self contained flats with different layouts to add individuality to each. Flat one is located on the ground floor and comprises, lounge, bedroom, bathroom and kitchen, Flat Two is a first and second floor maisonette with one bedroom, two reception rooms, bathroom and kitchen, Flat three is a ground floor flat comprising kitchen / lounge, bedroom and bathroom, Flat Four is a first floor flat with bedroom, lounge, kitchen and bathroom and finally flat Five is on the ground floor with bedroom, lounge, kitchen and bathroom. All these flats need a scheme of refurbishment. **Viewing:** Please call Auction House North East on 01642 931060 for viewing schedule.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

CUMBRIA AUCTION RESULTS

Wednesday 17th April 2019 12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	Upper floors, 34 Lowther Street, Whitehaven, Cumbria	Disclosed Reserve £1	SOLD FOR £27,000
2	152 Newtown Road, Carlisle, Cumbria	£60,000+	SOLD FOR £91,000
3	11 Wigton Road, Carlisle, Cumbria	£40,000+	SOLD FOR £39,000
4	17 Waterloo Terrace, Arlecdon, Cumbria	£25,000+	SOLD FOR £32,500
5	74 High Road, Whitehaven, Cumbria	£25,000 - £35,000	SOLD FOR £35,500
6	6 Eagle Terrace, Main Road, Flimby, Maryport, Cumbria	£30,000+	SOLD FOR £30,500
7	35 Cragg Road, Cleator Moor, Cumbria	£35,000+	SOLD FOR £54,000
8	22 Westmorland Road, Whitehaven, Cumbria	£25,000 - £35,000	SOLD FOR £37,000
9	123 Mitchell Avenue, Northside, Workington, Cumbria	£35,000+	SOLD FOR £46,500
10	170 Main Street, Frizington, Cumbria	£20,000 - £30,000	WITHDRAWN
11	72 Senhouse Street, Maryport, Cumbria	£20,000+	SOLD PRIOR
11a	74a Senhouse Street, Maryport, Cumbria	£15,000+	SOLD FOR £15,500
12	3 Pica Cottages, Pica, Workington, Cumbria	£25,000+	SOLD FOR £26,000
13	61 High Brigham, Brigham, Cockermouth, Cumbria	£105,000+	AVAILABLE
14	21 Yeowartville, Workington, Cumbria	£30,000+	AVAILABLE
15	4 Belvedere Street, Workington, Cumbria	£50,000+	SOLD FOR £56,000
16	5a, 5b, 5c & 5d Buccleuch Square, Langholm, Dumfries and Galloway	£100,000+	SOLD FOR £130,000
17	Kirklington Bowling Club, Kirklington, Carlisle, Cumbria	£5,000+	SOLD FOR £42,500
18	6B Alton Street, Carlisle, Cumbria	£45,000+	SOLD FOR £45,000
19	11 Roper Street, Workington, Cumbria	£35,000 - £45,000	SOLD FOR £45,000
20	30 King Street, Aspatria, Cumbria	£75,000+	WITHDRAWN
20a	101 Lightfoot Drive, Carlisle, Cumbria	£27,000+	SOLD FOR £51,000
21	40 Pearl Road, Salterbeck, Workington, Cumbria	£30,000+	SOLD FOR £40,000
22	The Arches, Victoria Road, Penrith, Cumbria	£300,000+	POSTPONED
23	30 Leconfield Street, Cleator Moor, Cumbria	£35,000+	SOLD AFTER
24	77 Trumpet Road, Cleator Moor, Cumbria	£35,000 - £45,000	SOLD FOR £35,000
25	Crossroads House, Brisco, Carlisle, Cumbria	£255,000+	AVAILABLE
26	121 Senhouse Street, Maryport, Cumbria	£25,000+	POSTPONED
27	7 Herbert Street, Carlisle, Cumbria	£45,000+	SOLD FOR £61,500
28	Rayvon House, The Square, Allonby, Maryport, Cumbria	£75,000+	AVAILABLE
29	154 Queen Street, Whitehaven, Cumbria	£50,000+	WITHDRAWN
30	67 Bolton Street, Workington, Cumbria	£65,000 - £75,000	AVAILABLE
31	44 Lorne Street, Carlisle, Cumbria	£60,000 - £70,000	POSTPONED
32	24 Trafalgar Street, Carlisle, Cumbria	£60,000+	AVAILABLE
33	White Corner House, Langwathby, Cumbria	£85,000+	WITHDRAWN
34	15 Keekle Terrace, Cleator Moor, Cumbria	£35,000 - £45,000	SOLD FOR £43,000
35	10 Pica Cottages, Pica, Workington, Cumbria	£30,000+	SOLD FOR £27,000
36	Raeburn House, Westnewton, Wigton, Cumbria	£110,000+	AVAILABLE
37	38 Ullswater Road, Carlisle, Cumbria	£50,000+	SOLD FOR £64,000
38	Eden Cottage, Glasson, Wigton, Cumbria	£35,000 - £45,000	SOLD FOR £39,500
38a	Rose Acre, Forest Head, Brampton, Carlisle, Cumbria	£85,000+	SOLD FOR £149,000

Wednesday 17th April 2019 6.30pm

Coronation Hall, County Square, Ulverston LA12 7LZ

LOT	ADDRESS	*GUIDE PRICE	RESULTS
39	13 Rawlinson Street, Barrow in Furness, Cumbria	£20,000+	SOLD FOR £35,5000
40	11 Arnside Street, Barrow in Furness, Cumbria	£29,000+	SOLD FOR £30,000
41	13 Valley Drive, Barrow in Furness, Cumbria	£115,000+	SOLD FOR £162,000
42	76 Scott Street, Barrow in Furness, Cumbria	£25,000 - £35,000	SOLD FOR £35,000
43	Weavers Cottage, 13 Neville Street, Ulverston, Cumbria	£75,000+	SOLD FOR £80,000
44	15 Neville Street, Ulverston, Cumbria	£65,000+	SOLD FOR £82,000
44a	13 & 15 Neville Street, Ulverston, Cumbria	£140,000+	WITHDRAWN
45	Wayside, Brigsteer Road, Kendal, Cumbria	£450,000 - £550,000	POSTPONED
45a	201 Rawlinson Street, Barrow in Furness, Cumbria	£35,000+	SOLD FOR £34,000
46	8 Roanhead Lane, Barrow-In-Furness, Cumbria	£99,000+	SOLD PRIOR
46a	142 Ramsden Street, Barrow in Furness, Cumbria	£35,000 - £45,000	POSTPONED
47	Upper Flat, Bell Hill Cottage, Lindale, Cumbria	£65,000+	SOLD PRIOR
48	Flats 1-8, Bank House, 2 High Street, Windermere, Cumbria	£350,000 - £450,000	SOLD FOR £420,000
49	3c Benson Street, Ulverston, Cumbria	£65,000+	SOLD AFTER
50	Benson Cottage, Soutergate, Kirkby-In-Furness, Cumbria	£125,000+	SOLD FOR £110,000
51	Crookthwaite Cottage, Crookthwaite, Colthouse, Ambleside, Cumbria	£325,000+	SOLD AFTER
52	Barn at Moat Farm, Aldingham, Ulverston, Cumbria	£75,000+	AVAILABLE
53	Flats 1, 3, 4 & 5 Mylncgarth Flats, Oak Street, Windermere, Cumbria	£350,000 - £450,000	SOLD AFTER
54	Building Plot, Main Street, Greenodd, Cumbria	£95,000+	AVAILABLE
55	1, 2 & 3 Old Pharmacy Court, 41 Highgate, Yard 43, Kendal, Cumbria	£245,000+	POSTPONED
56	18 Granby Road, Grange-Over-Sands, Cumbria	£95,000+	SOLD FOR £110,000
57	1 Blackhall Croft, Blackhall Road, Kendal, Cumbria	£45,000+	SOLD FOR £34,000
58	123 Steel Street, Ulverston, Cumbria	£65,000+	SOLD FOR £70,000
59	14 Wellington Street, Millom, Cumbria	£55,000+	POSTPONED

*Description on Auction Information page

NORTH EAST AUCTION RESULTS

Wednesday 24th April 2019 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	20 Wingrove Road, Newcastle, Tyne and Wear	£50,000+	SOLD FOR £134,000
2	121 Parliament Road, Middlesbrough, Cleveland	£40,000+	SOLD FOR £66,000
3	28 Waterloo Court, Washington, Tyne and Wear	£5,000 - £10,000	SOLD FOR £8,500
4	43 Laycock Street, Middlesbrough, Cleveland	£30,000+	SOLD FOR £27,000
5	150 Waterloo Walk, Washington, Tyne and Wear	£7,000+	SOLD FOR £8,500
6	20 Ayresome Street, Middlesbrough, Cleveland	£65,000+	SOLD FOR £66,000
7	99 Gladstone Street, Blyth, Northumberland	£15,000+	AVAILABLE
8	7 York Hill Road, Spennymoor, County Durham	£55,000+	WITHDRAWN
9	11 Hawthorn Crescent, Horden, Peterlee, County Durham	£20,000+	SOLD FOR £25,000
10	23 Brookside, Boosbeck, Saltburn By The Sea	£39,000+	WITHDRAWN
11	7 Tenth Street, Horden, Peterlee, County Durham	£10,000+	SOLD FOR £13,500
12	15 Tunstall Street, Middlesbrough, Cleveland	£25,000+	SOLD FOR £28,750
13	47 Barnston, Ashington, Northumberland	£55,000+	SOLD FOR £60,000
14	103 Corporation Road, Darlington, County Durham	£45,000+	AVAILABLE
15	99b Second Avenue, Heaton, Newcastle, Tyne and Wear	£125,000+	POSTPONED
16	41 Gore Sands, Acklam, Middlesbrough, Cleveland	£85,000+	SOLD FOR £80,000
17	31 Alfred Avenue, Bedlington, Northumberland	£19,000+	SOLD FOR £24,500
18	19 High Street, Willington, County Durham	£25,000+	SOLD FOR £25,000
19	11 Vincent Street, Easington Colliery, County Durham	£15,000 - £20,000	SOLD FOR £19,000
19a	307 Benson Road, Newcastle upon Tyne, Tyne and Wear	£28,500+	SOLD FOR £25,000
20	4 Cromwell Road, South Bank, Middlesbrough, Cleveland	£18,000+	SOLD FOR £18,000
21	3 Stirling Drive, Bedlington, Northumberland	£40,000+	SOLD FOR 40,000
22	114 Valiant Way, Thornaby, Stockton on Tees, Cleveland	£45,000+	SOLD AFTER
22a	24 Patterdale Street, Hartlepool	£23,000+	SOLD FOR £27,000
23a	39 Chestnut Avenue, Newcastle upon Tyne, Tyne and Wear	£25,000+	SOLD FOR £21,500
24	5a Station Street, Tow Law, Bishop Auckland, County Durham	£40,000 - £45,000	SOLD FOR £43,000
25	14 Enid Street, Hazlerigg, Newcastle upon Tyne, Tyne and Wear	£39,000+	POSTPONED
25a	23 Noble Street, Sunderland, Tyne and Wear	£19,000+	SOLD FOR £21,250
26	59 Charltons, Saltburn by the Sea, Cleveland	£55,000+	WITHDRAWN
27	21 Fern Crescent, Seaham, Tyne and Wear	£32,000+	SOLD FOR £37,500
27a	3 Fleming Field, Shotton Colliery, Durham, County Durham	£23,000+	SOLD FOR £25,000
28	18 Howlish View, Coundon, Bishop Auckland, County Durham	£20,000+	SOLD FOR £22,000
29	17 Red House Road, Hebburn, Tyne and Wear	£34,000+	AVAILABLE
30	11 Hoskins Way, Middlesbrough, Cleveland	£55,000+	WITHDRAWN
31	19 West Street, Grange Villa, Chester le Street, County Durham	£20,000 - £25,000	SOLD FOR £28,000
32	85 Ayresome Street, Middlesbrough, Cleveland	£65,000+	SOLD FOR £69,000
33	22 St Andrews Square, Lowland Road, Brandon, County Durham	£40,000+	SOLD FOR £46,000
34	10 Sea View, Easington, Peterlee, County Durham	£35,000+	SOLD FOR £37,000
35	18 Third Avenue, Chester le Street, County Durham	£45,000+	SOLD FOR £45,000
36	34E Clayton Street West, Newcastle upon Tyne, Tyne and Wear	£55,000+	SOLD FOR £75,000
37	5 Kirkwood, Burradon, Cramlington, Northumberland	£60,000+	POSTPONED
38	61 Parliament Road, Middlesbrough, Cleveland	£50,000+	SOLD FOR £100,000
39	77 Shortridge Terrace, Newcastle, Tyne and Wear	£200,000+	SOLD FOR £251,000
40	109 Milton Road, Hartlepool, Cleveland	£18,000+	SOLD FOR £25,500
41	6 Powis Square, Sunderland, Tyne and Wear	£40,000+	SOLD FOR £66,500

[*Description on Auction Information page](#)

MEMORANDUM OF SALE



Property Address:

Lot No.

Price:

The Vendor:

The Purchaser:

Post Code:

Tel:

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

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

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

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

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

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Proxy

☐

Telephone

☐

Name:

Name of Company (if applicable):

Of (address):

Postcode:

Time at Address:

Tel: Mobile:

Email:

I/We attach copies of photo ID and proof of address:

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

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

PROPERTY AND BID DETAILS

Lot No.: Property Address:

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

(amount in words):

DEPOSIT (tick as applicable)

Option 1

☐

I attach a cheque for 10% of my proxy bid or £5,000, whichever is the greater, plus £900.00 (£750.00 + VAT Administration Charge) plus Buyers Premium if applicable.

My cheque of £
(amount if applicable)

Made payable to AUCTION HOUSE

Option 2

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £900.00 (£750.00 + VAT Administration Charge) plus Buyers Premium if applicable.

Made payable to AUCTION HOUSE

Option 3

☐

Pay by **debit card**

Card Number:

Valid From:

Expiry Date:

Security Code:

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

I/we also agree for Auction House to carry out an Anti-Money Laundering check to confirm my/our identity in line with the Money Laundering Regulations 2007.

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

1. The bidder must complete a separate authority form for each Lot involved, and provide a cheque or card details for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, 59 Warwick Road, Carlisle CA1 1EE or Metropolitan House, Long Rigg Road, Swalwell NE16 3AS or Suite 9, Victoria Business Centre, Victoria House, 159 Albert Road, Middlesbrough TS1 2PX to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the buyers premium or in accordance with the General or Special Conditions of Sale relating to the lot.
4. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
5. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
6. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
7. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
8. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of £900.00 (£750.00 + VAT) should be added to the deposit cheque or a separate cheque should be made payable to Auction House Cumbria. Payment can also be made by debit card.
9. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
10. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified and the deposit returned as soon as reasonably possible.
11. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
12. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
13. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
14. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof.

I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

general conditions.

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;

- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;

- (e) rights, easements, quasi-easements, and wayleaves;

- (f) outgoing and other liabilities;

- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;

- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and

- (i) anything the seller does not and could not reasonably know about.

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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- (b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.
- G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. DEPOSIT**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
 - (b) 10% of the price (exclusive of any VAT on the price).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
 - (b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.
- G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.
- G3. BETWEEN CONTRACT AND COMPLETION**
- G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
- (a) produce to the buyer on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim;
- and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.
- G4. TITLE AND IDENTITY**
- G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.
- G4.2 If any of the documents is not made available before the auction the following provisions apply:
- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
 - (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
 - (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
 - (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the documents accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.
 - (e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.
- G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
 - (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.
- G5. TRANSFER**
- G5.1 Unless a form of transfer is prescribed by the special conditions:
- (a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
 - (b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.
- G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- G6. COMPLETION**
- G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.
- G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the seller's conveyancer's client account; and
 - (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.
- G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.
- G6.6 Where applicable the contract remains in force following completion.
- G7. NOTICE TO COMPLETE**
- G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be ready to complete.
- G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:
- (a) terminate the contract;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the lot; and
 - (e) claim damages from the buyer.
- G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:
- (a) terminate the contract; and
 - (b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.
- G8. IF THE CONTRACT IS BROUGHT TO AN END**
- If the contract is lawfully brought to an end:
- (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
 - (b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.
- G9. LANDLORD'S LICENCE**
- G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.
- G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.
- G9.4 The seller must:
- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
 - (b) enter into any authorised guarantee agreement properly required.
- G9.5 The buyer must:
- (a) promptly provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.
- G10. INTEREST AND APPORTIONMENTS**
- G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.
- G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at actual completion date unless:
- (a) the buyer is liable to pay interest; and
 - (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.
- G11. ARREARS**
- Part 1 Current rent**
- G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.
- G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.
- G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.
- Part 2 Buyer to pay for arrears**
- G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.
- G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.
- G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this condition G11 applies where the special conditions:
- (a) so state; or
 - (b) give no details of any arrears.
- G11.8 While any arrears due to the seller remain unpaid the buyer must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
 - (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
 - (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
 - (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
 - (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.
- G12. MANAGEMENT**
- G12.1 This condition G12 applies where the lot is sold subject to tenancies.
- G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.
- G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:
- (a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
 - (b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
 - (c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.
- G13. RENT DEPOSITS**
- G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.
- G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment

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in which the buyer covenants with the seller to:

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

G14. VAT

- G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

G15. TRANSFER AS A GOING CONCERN

- G15.1 Where the special conditions so state:
- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
 - (b) this condition G15 applies.
- G15.2 The seller confirms that the seller
- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.
- G15.3 The buyer confirms that:
- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
 - (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the lot as a nominee for another person.
- G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:
- (a) of the buyer's VAT registration;
 - (b) that the buyer has made a VAT option; and
 - (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.
- G15.5 The buyer confirms that after completion the buyer intends to:
- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
 - (b) collect the rents payable under the tenancies and charge VAT on them
- G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:
- (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
 - (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
 - (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16. CAPITAL ALLOWANCES

- G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.
- G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.
- G16.4 The seller and buyer agree:
- (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
 - (b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. MAINTENANCE AGREEMENTS

- G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.
- G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

G18. LANDLORD AND TENANT ACT 1987

- G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. SALE BY PRACTITIONER

- G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.
- G19.2 The practitioner has been duly appointed and is empowered to sell the lot.
- G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.
- G19.4 The lot is sold:
- (a) in its condition at completion;
 - (b) for such title as the seller may have; and
 - (c) with no title guarantee;
- and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

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

G20. TUPE

- G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.
- G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
 - (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
 - (c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.
 - (d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21. ENVIRONMENTAL

- G21.1 This condition G21 only applies where the special conditions so provide.
- G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.
- G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. SERVICE CHARGE

- G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
- G22.2 No apportionment is to be made at completion in respect of service charges.
- G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:
- (a) service charge expenditure attributable to each tenancy;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.
- G22.4 In respect of each tenancy, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.
- G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
 - (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. RENT REVIEWS

- G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.
- G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.
- G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.
- G23.4 The seller must promptly:
- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.
- G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and

interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

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

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

G24. TENANCY RENEWALS

- G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.
- G24.4 Following completion the buyer must:
- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25. WARRANTIES

- G25.1 Available warranties are listed in the special conditions.
- G25.2 Where a warranty is assignable the seller must:
- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3 If a warranty is not assignable the seller must after completion:
- (a) hold the warranty on trust for the buyer; and
 - (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26. NO ASSIGNMENT

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

G27. REGISTRATION AT THE LAND REGISTRY

- G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
 - (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
 - (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:
- (a) apply for registration of the transfer;
 - (b) provide the seller with an official copy and title plan for the buyer's new title; and
 - (c) join in any representations the seller may properly make to Land Registry relating to the application.

G28. NOTICES AND OTHER COMMUNICATIONS

- G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

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

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:

Cumbria
25th July 2019

North East
30th July 2019

Cumbria
12th September 2019

North East
17th September 2019

Cumbria
31st October 2019

North East
5th November 2019

Cumbria
11th December 2019

North East
17th December 2019

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