

AUCTION HOUSE

WEST YORKSHIRE

Wednesday

10th July 2019

2.00pm

Norman Hunter

Banqueting Suite

Leeds United Football Club

Elland Road Stadium

Leeds

LS11 0ES



AUCTION VENUE



Auction Room

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

Leeds, Bradford, Wakefield Auction Team:

James Pank (Hons) MRICS – Director,
Melanie Calvert – Auction Co-ordinator,
Chris Jackson – Valuer, Bryan Baxter – Auctioneer
Simon Duckworth – Accompanied Viewer,
Carly Sutton – Auction Administrator
Michele Clarke – Auction Administrator

Huddersfield, Halifax Auction Team:

Ian Hill – Director, Richard Powell – Director, Amanda Lamont – Auction Manager,
Yvette Taylor – Auction Administrator, Sarah Lynn – Auction Administrator

Leeds, Bradford and Wakefield

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Huddersfield and Halifax

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MESSAGE FROM THE AUCTIONEERS



JAMES PANK BSc (Hons) MRICS
DIRECTOR/AUCTIONEER

Our July auction (and biggest of the year so far) has 51 lots listed with prices ranging from £1 up to £300,000. Whether you are looking for your next buy to let, refurbishment project, some green belt land or perhaps a log cabin, we have it all!

Some of the more interesting lots on offer include:

Lot 6 – A picturesque plot of land in Knaresborough overlooking the River Nidd.

Lot 27 – A bar in Bradford generating £20,000 p.a. and offering a yield of 14%

Lot 35 – A residential basement in Harrogate for £40,000. Will you see the potential?

If you would like to discuss a property and its auction potential, please get in touch with Chris or I and we will talk you through the process.

Good luck

James Pank
Director / Auctioneer

NEXT AUCTION DATES

4th September 2019 • 23rd October 2019 • 11th December 2019

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price, subject to a minimum of £900.00 (including VAT) or the fixed figure as stated in the property details.



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



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



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



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



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



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



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



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



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



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



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



Plans, Maps and Photographs The plans, floorplans, maps, 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

INTRODUCING ESTATE AGENTS

A Selection of our Loyal Joint Agents from the region

ORDER OF SALE

Wednesday 10th July 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	4 Linden Grove, Beeston, Leeds, West Yorkshire LS11 6EY	£50,000 - £60,000	Residential for Improvement
2	26 Malvern Street, Leeds, West Yorkshire LS11 8SQ	£60,000 - £70,000	Residential for Improvement
3	5 Hansby Drive, Leeds, West Yorkshire LS14 6LT	£70,000+	Residential for Improvement
4	36 Leeds Road, Eccleshill, Bradford, West Yorkshire BD2 3AY	£20,000 - £25,000	Residential for Improvement
5	122 Lady Pit Lane, Leeds, West Yorkshire LS11 6EE	£125,000+	Residential Investment
6	Land Off Abbey Road, Knaresborough, North Yorkshire HG5 8DG	£20,000+	Plots/Building Land
7	68 Newton Lane, Wakefield, West Yorkshire WF1 3JB	£120,000+	Residential for Improvement
8	13 Dobson Avenue, Beeston, Leeds, LS11 5PD	£55,000 - £60,000	Residential for Improvement
9	Flat 2 The Old Chapel, 12 Bennett Street, Liversedge, West Yorkshire WF15 7ES	£20,000 - £25,000	Residential
10	Flat 4 The Abode, Sunderland Street, Halifax, West Yorkshire HX1 5AF	£10,000 - £15,000	Residential
11	Flat 3, 1 Victoria Street, Leeds, West Yorkshire LS3 1BT	SOLD PRIOR	Residential
12	15 Berkeley View, Leeds, West Yorkshire LS8 3RR	£55,000 - £60,000	Residential for Improvement
12a	8 Highroad Well Court, Highwell Road, Halifax, West Yorkshire HX2 0AB	£55,000 - £65,000	Residential
13	Flat 3, 16 Park Crescent, Armley, Leeds, West Yorkshire LS12 3NL	£29,000+	Residential Investment
14	Lupset Hall, Horbury Road, Wakefield, WF2 8FA	£300,000+	Residential
15	5 Brampton, Luddendenfoot, Halifax, West Yorkshire HX2 6HR	£65,000+	Residential for Improvement
16	77A High Street, Kippax, Leeds, West Yorkshire LS25 7AH	£65,000 - £75,000	Residential
17	79A High Street, Kippax, Leeds, West Yorkshire LS25 7AH	£55,000+	Residential Investment
18	38-40 Beeston Road, Leeds, LS11 8RP	WITHDRAWN	Mixed Use
19	11 High Street, Normanton, West Yorkshire WF6 2AD	£110,000+	Commercial
20	2 Becks House, Keighley Road, Silsden, Keighley BD20 0EH	£150,000+	Residential for Improvement
21	90 Blackhouse Road, Huddersfield, West Yorkshire HD2 1AR	£40,000 - £50,000	Residential
22	Flat 4 Wellfield House, 7 Halifax Road, Dewsbury, West Yorkshire WF13 4AA	£30,000+	Residential
23	51 Woodstock Road, Barnsley, South Yorkshire S75 1DX	£85,000 - £95,000	Residential for Improvement
24	83 Kell Lane, Stump Cross, Halifax, West Yorkshire HX3 7AY	£80,000 - £100,000	Residential
25	23-25 Ashton View, Harehills, Leeds, West Yorkshire LS8 5BS	£60,000+	Commercial
26	21 Pearson Grove, Leeds, West Yorkshire LS6 1JB	£160,000+	Residential
27	6-8 Sackville Street, Bradford, West Yorkshire BD1 2AJ	£140,000+	Commercial Investment
28	11A Moor Valley Park, Mill Lane, Haworth, West Yorkshire LS20 8PQ	£10,000 - £15,000	Residential
29	8 Linden Street, Leeds, West Yorkshire LS11 6EZ	£55,000+	Residential
30	143 Moor End Road, Huddersfield, West Yorkshire HD4 5HF	£30,000+	Residential
31	51 Batley Road, Heckmondwike, West Yorkshire WF16 9NB	£50,000+	Residential
31a	20 Noster View, Leeds, West Yorkshire LS11 8QQ	£80,000 - £90,000	Residential Investment
32	The Cowsheds, 1 & 2 Hollins Barn Cottage, Sutton Road, Thirsk, North Yorkshire YO7 2ER	SOLD PRIOR	Residential
33	82 Harlech Road, Leeds, West Yorkshire LS11 7DG	£75,000+	Residential
33a	77 Dorset Road, Leeds, West Yorkshire LS8 3QL	£100,000 - £110,000	Residential for Improvement
34	Flat 1, 310A Harrogate Road, Bradford, West Yorkshire BD2 3TB	£25,000 - £30,000	Residential
35	Basement at 96 Franklin Road, Harrogate, North Yorkshire HG1 5EN	£40,000+	Redevelopment
36	9 East Park Street, Leeds, West Yorkshire LS9 9LB	£45,000 - £50,000	Residential for Improvement
37	2 Matlock Street, Lee Mount, Halifax, West Yorkshire HX3 5ED	£60,000 - £70,000	Residential
38	Land North of Laverhills, Liversedge, West Yorkshire WF15 8ED	£1+	Land
39	Flat 1 119 Upper Wortley Road, Leeds, West Yorkshire, LS12 4JN	£30,000+	Residential
40	Apt. 4, 6 Beacon Hill Road, Halifax, West Yorkshire	£15,000 - £20,000	Residential
40a	18 Lightcliffe Road, Brighouse, West Yorkshire HD6 2DR	£50,000 - £60,000	Commercial Investments
41	49 Oldfield Lane, Wortley, Leeds, West Yorkshire LS12 4BS	£75,000 - £85,000	Residential for Improvement
42	Flat 108 Cheapside Chambers, 43 Cheapside, Bradford, West Yorkshire BD1 4HP	£21,000+	Residential
43	32 Florist Street, Keighley, West Yorkshire BD21 4DY	£35,000 - £40,000	Residential for Improvement
44	2 Stanningley Lofts, Town Street, Stanningley, Leeds, West Yorkshire LS28 6ER	£30,000 - £35,000	Residential
45	34 Oatland Gardens, Little London, Leeds, West Yorkshire LS7 1SL	£70,000 - £80,000	Residential for Improvement
46	16 Longwood Avenue, Bingley, West Yorkshire BD16 2RX	£100,000+	Residential
47	13 Drewry Road, Keighley, West Yorkshire BD21 2QG	£30,000+	Residential

***Description on Auction Information page**



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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Residential for improvement

1

4 Linden Grove, Beeston, Leeds, West Yorkshire LS11 6EY

*GUIDE PRICE:

£50,000 - £60,000 (plus fees)

We have been advised by the client that the property is a four bedroom through terrace in poor condition and in desperate need of a complete refurbishment. Sure to appeal to those looking for a project. The property is located next to Dewsbury Road with good access to Leeds city centre and amenities.

The property has not been inspected internally by Auction House, therefore, the details will be updated shortly.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold
Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Please refer to the legal pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential for improvement

2

26 Malvern Street, Leeds, West Yorkshire LS11 8SQ

*GUIDE PRICE:

£60,000 - £70,000 (plus fees)

This three bedroom semi-detached property, located within 2 miles of Leeds city centre, is sure to appeal to buy to let landlord. The property has been well maintained by the current owners and boasts a modern kitchen and bathroom, heating and double glazing. The property has some sloping flooring on the ground floor, therefore, those looking to purchase with a mortgage are encouraged to speak to their lender prior to bidding. According to Rightmove, at the time of writing, this was the cheapest three bed semi-detached house in the whole of Leeds!

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

Description:

Lower Ground Floor: Store room

Ground Floor: Hall, lounge, dining room and kitchen

First Floor: Landing, three bedrooms and bathroom

Externally: Gardens to the front and rear

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential for improvement

3

5 Hansby Drive, Leeds, West Yorkshire LS14 6LT

***GUIDE PRICE:**

£70,000+ (plus fees)

This two bedroom semi-detached property is now in need of some modernisation and refurbishment but is likely to make an ideal project for an investor or developer. The property is located approximately 4.5 miles to the north east of Leeds city centre with excellent transport links provided by the Leeds outer ring road a short distance away. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground Floor: Hall, living room, kitchen

First Floor: Landing, two bedroom and a bathroom

Externally: Off street parking to the front with garden to the rear

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Residential for improvement

4

36 Leeds Road, Eccleshill, Bradford, West Yorkshire BD2 3AY

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

Located on a pleasant street in Eccleshill comes this one bedroom back to back terrace. Sure to appeal to those looking for a manageable project, the property requires a full scheme of updating. A few of the adjoining properties have converted their loft space suggesting there may be scope to do something similar subject to planning permission. Once improved, the property could become part of a rental portfolio or sold on for a profit on the open market.

Description:

Cellars to basement:

Ground Floor: Living kitchen.

First Floor: Landing, bedroom and bathroom.

Externally: Small yard to front.

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[*Description on Auction Information page](#)



Residential Investments

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

***GUIDE PRICE:**

£125,000 + (plus fees)

This substantial through terraced property is divided into seven fully managed self-contained units, generating an impressive annual rental income of £32,500. Based on the quoted guide price, that equates to a gross return of 26%. All the flats are separately metered and tenants pay all their own utility bills, with the landlord paying the water rates. The property is located in Beeston, South Leeds with a good range of shops and amenities just a short walk away and Leeds city centre two miles to the north.

Description:

Garden Flat: Bedroom, kitchen and shower room.

Ground Floor: Units 1 and 2.

First Floor: Units 3 and 4.

Second Floor: Units 5 and 6.



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

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[*Description on Auction Information page](#)



Plots/Building Land

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

***GUIDE PRICE:**

£20,000+ (plus fees)

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



Tenure: Freehold

Local Authority: North Yorkshire County Council

Energy Performance Certificate (EPC): exempt - land

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £1200 inc VAT

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

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Wakefield Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Residential for improvement

7

68 Newton Lane, Wakefield, West Yorkshire WF1 3JB

***GUIDE PRICE:**

£120,000+ (plus fees)

This unique two bedroom detached bungalow, located close to Wakefield city centre, will appeal to those looking for a manageable project. The property has been well maintained by the current owners and would now benefit from modernisation throughout. It does have central heating and double glazing. Externally, there is a driveway and a generous rear garden providing plenty of space to extend the property subject to the necessary planning consents. The property has been advertised at an asking price of £160,000 as recently as May 2019 suggesting it is very competitively priced. According to Rightmove, at the time of writing, this is the cheapest detached two bed bungalow within a 3 mile radius!

Description:

Ground Floor: Hall, lounge, dining kitchen, two bedrooms and bathroom

Externally: Front and rear gardens. Driveway.

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Leeds City Council

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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential for improvement

8

13 Dobson Avenue, Beeston, Leeds, LS11 5PD

***GUIDE PRICE:**

£55,000 - £60,000 (plus fees)

This four bedroom double fronted end terrace, in Beeston, is one for the buy to let landlord. The property has been vacant for a number of years would now benefit from cosmetic improvement throughout. It has double glazing, central heating, four double bedrooms a useful yard to the side. The property is well positioned for Dewsbury Road amenities and is only 1.5 miles south of Leeds city centre. According to Rightmove, at the time of writing, this was the cheapest four bed house in Leeds by a huge £35,000!!

Description:

Cellars to basement:

Ground Floor: Lounge and dining kitchen.

First Floor: Landing, two bedrooms and bathroom.

Second Floor: Two bedrooms.

Externally: Yard to side.

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[*Description on Auction Information page](#)



Residential

Flat 2 The Old Chapel, 12 Bennett Street, Liversedge WF15 7ES

***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

This large one bedroom ground floor apartment in Liversedge will appeal to the buy to let investor. The apartment has been well maintained by the current owners and boasts electric heating, double glazing, a modern kitchen and bathroom as well as an intercom system. The property is much larger than your average one bedroom apartment with the living area being over 9 metres in length (see floorplan). Externally, there is a car park for residents.

Lease is 99 years from January 2006. Please refer to the legal pack for further details on service charges and ground rent.

Description:

Ground Floor: Hall, lounge, dining kitchen, bedroom and bathroom.

Externally: Parking area for residents.



Tenure: Leasehold

Local Authority: Wakefield Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

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[*Description on Auction Information page](#)



Residential

Flat 4 The Abode, Sunderland Street, Halifax, West Yorkshire HX1 5AF

***GUIDE PRICE**

£10,000 - £15,000 (plus fees)

A One Bedroomed Ground Floor Apartment

Located in the centre of Halifax providing easy access to local amenities and public transport links. Having electric heating and double glazing. The property briefly comprises entrance hall, open lounge/kitchen, bedroom and a bathroom.

Description

Ground Floor: Communal Entrance, Entrance Hall with Storage, Lounge/Kitchen, Bedroom, Bathroom



Tenure: See legal pack

Local Authority: Calderdale Council

Energy Performance Rating (EPC): Current Rating TBC

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

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[*Description on Auction Information Page](#)

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Contact Julie Sheldon: 0113 220 7410
juliesheldon@apl律yers.co.uk
www.aplawyers.co.uk

Residential

Flat 3, 1 Victoria Street, Leeds, West Yorkshire LS3 1BT

*GUIDE PRICE:
£115,000+ (plus fees)

Auction House are pleased to offer this ground floor four double bedroom, four bathroom apartment within walking distance of Leeds University and Leeds General Infirmary. Each of the rooms has its own ensuite shower room and there is a communal living kitchen (see floorplan for further details). The property would now benefit from some improvement and redecoration. Externally, there are communal gardens and a car park for residents. A similar apartment within the development is currently on the market at an asking price of £220,000!

Lease – 99 years from January 2006. Please refer to the legal pack for details regarding ground rent and service charge.

Please note: A 14 day completion applies to this lot.

Description:

Ground Floor: Hall, living kitchen, four bedrooms and four ensuite shower rooms.

Externally: Communal gardens and parking area

Tenure: Leasehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £1140 inc VAT

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

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page

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Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential for improvement

12

15 Berkeley View, Harehills, Leeds, West Yorkshire LS8 3RR

***GUIDE PRICE:**

£55,000 - £60,000 (plus fees)

This garden fronted three bedroom terrace in Harehills is sure to appeal to the buy to let landlord. Although the property has double glazing and central heating it would now benefit from cosmetic improvement throughout. The property is conveniently located for the amenities of Harehills high street, nearby supermarkets and has good transport links into Leeds.

Description:

Basement: Cellars

Ground Floor: Hall and living kitchen

First Floor: Landing bedroom and bathroom

Second Floor: Landing and two bedrooms

Externally: Yard to front

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: See legal pack

Local Authority: Calderdale Council

Energy Performance Rating (EPC): Current Rating D

Residential

12a

8 Highroad Well Court, Highwell Road, Halifax, West Yorkshire HX2 0AB

***GUIDE PRICE**

£55,000 - £65,000 (plus fees)

A Two Bedroomed Terraced Property plus Loft Room

Also known as 535 Gibbet Street, this two bedroomed terraced property is situated on the Highroad Well/Norton Tower Board offering easy access to Halifax town centre and amenities. Ideal for the first time buyer or property investor. Briefly comprising Lounge, Dining Room, Kitchen, Two Bedrooms, Bathroom and a Loft Room. Please note there may be some contents remaining in the property upon completion.

Description

Ground Floor: Lounge, Dining Room, Kitchen, Inner Hall

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

Second Floor: Loft Room

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

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[*Description on Auction Information Page](#)



Tenure: Leasehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Residential Investments

13

Flat 3, 16 Park Crescent, Armley, Leeds, West Yorkshire LS12 3NL

***GUIDE PRICE:**

£29,000 + (plus fees)

This one bedroom flat within a converted terrace in Armley, will appeal to the buy to let investor. The accommodation comprises modern living kitchen, bedroom and shower room. The property is tenanted generating £5,160 per annum which equates to a gross return of almost 18% based on the quoted guide price. It is situated approximately 2.5 miles east of Leeds city centre. Lease details – please refer to the legal pack for further information.

Description:

First Floor: Living kitchen, bedroom & shower room

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Wakefield Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating Exempt – Grade II Listed Building

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Residential

14

Lupset Hall, Horbury Road, Wakefield, West Yorkshire WF2 8FA

***GUIDE PRICE:**

£300,000+ (plus fees)

This impressive Grade II listed property dates back to 1716 and was owned by the Gaskell family from 1806 to 1927. It was used as a golf club up until 2014 and now represents an exciting opportunity with a wealth of alternative uses subject to the necessary consents being obtained. The property totals approximately 9,000 sq.ft and sits on a plot of circa 0.28 hectares (0.70 acres). It can be accessed just off Horbury Road driving past the new Thornes Gate housing development and new City of Wakefield golf clubhouse. The property will be sold as seen with all contents, fixtures and fittings included.

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[*Description on Auction Information page](#)



Residential for improvement

15

5 Brampton, Luddendenfoot, Halifax, West Yorkshire HX2 6HR

***GUIDE PRICE**

£65,000 + (plus fees)

A Two Bedroomed Three Storey House Plus Mezzanine

This surprisingly spacious mid terraced house is perfect for the First Time Buyer or Buy to Let investor being well placed for a range of amenities and easy access to nearby villages all having rail access for commuter travel to Leeds and Manchester. Briefly comprises, Lounge, Kitchen, Two Bedrooms, Shower Room & Mezzanine Dressing Room. There is a courtyard garden to the front of the property. Please note that there may be contents remaining in the property upon completion.

There is a further Buyers Premium of £1,140 payable on this lot.

Description

Ground Floor: Lounge, Kitchen

First Floor: Landing, Bedroom One, Shower Room

Second Floor: Bedroom Two

Mezzanine: Dressing Room

Outside: There is a courtyard garden to the front.

Tenure: See Legal Pack

Local Authority: Calderdale Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

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

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

auctionhouse.co.uk

[*Description on Auction Information Page](#)



Residential

16

77A High Street, Kippax, Leeds, West Yorkshire LS25 7AH

***GUIDE PRICE:**

£65,000 - £75,000 (plus fees)

This unique one bedroom house, in central Kippax, has been tenanted for many years and will now be sold with vacant possession. The accommodation boasts generous living room, a dining kitchen and is well presented throughout. Buyers might look into the possibility of creating a second bedroom in the property with a few changes to the layout and necessary planning consents. Those looking to purchase with a mortgage are encouraged to speak to their lender prior to bidding.

Viewers - The property can be accessed via the driveway next to Kippax Central Working Mens Club, at the rear of Kippax High Street.

Description:

Ground Floor: Hall, lounge and kitchen.

First Floor: Landing, bedroom and bathroom.

Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

17

Residential Investments

79A High Street, Kippax, Leeds, West Yorkshire LS25 7AH

***GUIDE PRICE:**

£55,000+ (plus fees)

This unique one bedroom terrace will appeal to the buy let landlord looking for a stable investment. The property is currently generating an income of £4,200 and the seller advises us that the tenant has lived there for approximately 15 years. Although the house has central heating and double glazing it would now benefit from some cosmetic improvement. The property sits just behind the shops on Kippax High Street with a front door going directly onto the main road and use of a rear yard. Those looking to purchase with a mortgage are encouraged to speak to their lender prior to bidding. Viewers - The property can be accessed via the driveway next to Kippax Central Working Mens Club, at the rear of Kippax High Street.

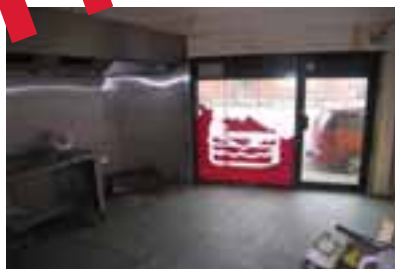
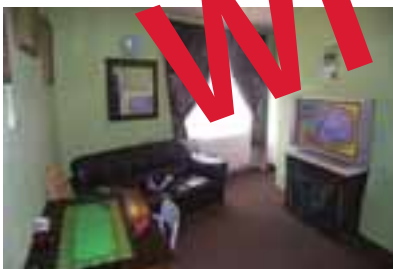
Description:

Ground Floor: Hall, lounge & kitchen

First Floor: Landing, bedroom & bathroom

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[*Description on Auction Information page](#)



Tenure: Freehold
Local Authority: Leeds City Council
Energy Performance Certificate (EPC): Please refer to the Legal Pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

18

Mixed Use

38-40 Beeston Road, Leeds, West Yorkshire LS11 8RP

***GUIDE PRICE:**

£10,000 (plus fees)

This mixed use property currently comprises two retail units to the ground floor with a three bedroom flat on the floors above. As detailed in the floor plan, the second floor does now have a kitchen and shower room but the vendor has advised that these have been installed by the current tenants. The income currently being generated totals £12,480pa but this could be increased further once the vacant ground floor takeaway has been let. The property is located at the bottom of Beeston Road in South Leeds and is just one mile from the city centre.

Description:

Basement Storage:

Ground Floor: Two shops.

First Floor: Living room, bedroom, bathroom and kitchen.

Second Floor: Living kitchen, shower room and bedroom.

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[*Description on Auction Information page](#)

19

Commercial

11 High Street, Normanton, West Yorkshire WF6 2AD

*GUIDE PRICE:

£110,000+ (plus fees)

This prominent retail unit is sure to appeal to investors looking for a sensible return and a property they can add value to. The ground floor was let for five years in 2018 and is generating an annual income of £11,000 while the first floor has planning permission to convert into three self-contained one bedroom flats. Further information can be found by going to the Wakefield planning portal and searching under ref 18/02215/FUL. The property is located on a pedestrianised part of Normanton High Street with one of the main town centre car parks located directly behind it.

Description:

Ground Floor: Barber shop, kitchen, wc and two store rooms.

First Floor: Four offices/rooms and a wc.



Tenure: Freehold

Local Authority: Wakefield Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

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*Description on Auction Information page

20

Residential for improvement

2 Becks House, Keighley Road, Silsden, West Yorkshire BD20 0EH

*GUIDE PRICE:

£150,000+ (plus fees)

A Refurbishment Project and a Building Plot

This unique and characterful three bedroom semi-detached home will appeal to those looking for a project. Although having been well maintained by the owners, it would now benefit from a full scheme of modernisation and returning to its former glory. In addition to the property, there is a large walled garden to the side, a garage and driveway. The side garden may lend itself to development (subject to the necessary planning consents) and there are a number of new homes sites within the village. The property is tucked away on the fringe of Silsden, close to a good range of amenities and railway links to both Leeds and Bradford.

Description:

Ground Floor: Porch, lounge, dining room, kitchen and store.

First Floor: Landing, three bedrooms and bathroom.

Externally: Walled side garden, garage and driveway.



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

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*Description on Auction Information page

21

Residential

90 Blackhouse Road, Huddersfield, West Yorkshire HD2 1AR

*GUIDE PRICE

£40,000 - £50,000 (plus fees)

A Two Bedroomed Back to Back Terraced House

This partially modernized property is ideal for the investor/developer being situated in an area where there is a strong rental demand. Whilst a considerable amount of work has been undertaken finishing works including the installation of the kitchen and heating system are still required. Briefly comprises, Hall, Lounge, proposed Kitchen, Two Bedrooms and Shower Room. There is a garden to the front. Please note there may be some contents remaining inside and outside the property upon completion.

Description

Basement: Proposed Kitchen

Ground Floor: Hall, Lounge

First Floor: Landing, Bedroom One, Bedroom Two, Shower Room

Outside: To the front is a Courtyard Garden.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

Tenure: See legal pack

Local Authority: Kirklees Council

Energy Performance Rating (EPC): Current Rating TBC

auctionhouse.co.uk

[*Description on Auction Information Page](#)

22

Residential

Flat 4 Wellfield House, 7 Halifax Road, Dewsbury WF13 4AA

*GUIDE PRICE:

£30,000+ (plus fees)

Set within this character conversion in Dewsbury comes this two bedroom lower ground floor apartment. The property has its own separate entrance to the west of the building, a central heating system and double glazing. There are no floor coverings and the property would benefit from a little decorative updating. Once completed, this is sure to provide a landlord with a healthy rental yield. Externally, there are communal gardens and parking space. The development is located less than a mile from Dewsbury town centre and amenities.

Lease is 999 years from January 2006. Please refer to the legal pack for further information regarding service charges and ground rents.

Please note: A 15 day completion applies to this lot.

Description:

Lower Ground Floor: Living kitchen, hall, two bedrooms and shower room

Externally: Communal gardens and a parking space



Tenure: Leasehold

Local Authority: Kirklees Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £900 inc VAT

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

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Barnsley Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Residential for improvement

23

51 Woodstock Road, Barnsley, South Yorkshire S75 1DX

*GUIDE PRICE:

£85,000 - £95,000 (plus fees)

This extended three bedroom detached home in Redbrook will appeal to renovators and builders. The property features three reception rooms, a driveway and a substantial rear garden. Although there is a central heating system and double glazing the property would now benefit from a full scheme of refurbishment. Positioned on a desirable street, it is located less than 1.5 miles north of Barnsley town centre and its amenities. The property appears to have suffered from some structural movement which has not been investigated. A smaller three bedroom detached home on Woodstock Road, also in need of modernisation, sold in 2018 for £164,950 suggesting this is competitively priced.

Description:

Ground Floor: Hall, lounge, sitting room, dining area and kitchen

First Floor: Landing, three bedrooms and bathroom

Externally: Gardens to the front and rear. Driveway.

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page



Tenure: See legal pack

Local Authority: Calderdale Council

Energy Performance Rating (EPC): Current Rating TBC

Residential

24

83 Kell Lane, Stump Cross, Halifax, West Yorkshire HX3 7AY

*GUIDE PRICE

£80,000 - £100,000 (plus fees)

A Two Bedroomed Character Cottage

The property occupies an elevated, south facing, position overlooking the Shibden Valley in this popular rural location whilst, at the same time, benefiting from good access to Halifax Town Centre. Whilst the majority of accommodation is on one level the basement level offers great scope to create additional accommodation, benefiting from a window to the side. Briefly comprises, Lounge, Kitchen, Two Bedrooms, Bathroom and Basement. Benefits from Gas Central Heating and Double Glazing. There is a Courtyard Garden to the front plus ample on road parking. With some further modernisation and upgrading the property offers great potential.

Description

Ground Floor: Lounge, Kitchen, Inner Hall, Bedroom One, Bedroom Two, Bathroom

Basement: Store

Outside: To the front is a Courtyard Garden.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

auctionhouse.co.uk

*Description on Auction Information Page



Tenure: Freehold

Local Authority: Leeds City Council

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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Commercial/Industrial

25

23-25 Ashton View, Harehills, Leeds, West Yorkshire LS8 5BS

***GUIDE PRICE:**

£60,000+ (plus fees)

Freehold warehouse / lock up with planning for 4 dwellings. This interesting lot has been used for a variety of commercial uses in the last 60 years including but not limited to a builders yard, a glass factory, roofing and storage / maintenance of white goods. The site has an area approximately 214 sqm (2,300 sqft) and comprises a mix of yard space, lock up storage and an office with its own kitchen and shower room. The main gates fronting Ashton View open widely allowing access for larger commercial vehicles. The land also has planning permission for a block of four apartments (2 x three bed and 2 x two bed) with further information available on Leeds planning portal searching reference 19/00684/FU. It is located in Harehills to the north east of Leeds city centre and just 0.3 miles from St James' University hospital.

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

Description:

Ground Floor: Lock up and WC

First Floor: Office with kitchen and shower room

Externally: Yard

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential

26

21 Pearson Grove, Hyde Park, Leeds, West Yorkshire LS6 1JB

***GUIDE PRICE:**

£160,000+ (plus fees)

This impressive looking back to back terrace has been completely refurbished and reconfigured in recent months and now comprises four bedrooms, two shower rooms, a living kitchen and an outside toilet. The property will be offered with vacant possession with new photographs to follow in the coming days. The property is situated in a prime location within Hyde Park and is just a few minutes' walk from the famous Brudenell Social Club, Hyde Park Picture House and many other shops and amenities in the area.

Please note, the property does not have approval for C4 use.

Description:

Lower Ground Floor: Living kitchen.

Ground Floor: Bedroom and shower room.

First Floor: Two bedrooms.

Second Floor: Bedroom and shower room.

Externally: Small yard to the front leading to outside toilet

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Commercial Investments

27

6-8 Sackville Street, Bradford, West Yorkshire BD1 2AJ

***GUIDE PRICE:**

£140,000+ (plus fees)

This exciting investment opportunity has recently undergone refurbishment work and is currently let on a three year FRI lease generating £20,000 per annum. Based on the quoted guide this equates to a return of 14%! The property will soon be known as Lion Lounge (a bar) and sits alongside numerous other bars and nightclubs on Sackville Street. It comprises a two storey mid-terrace property with bar to the ground floor and additional seating, WCs and kitchen area to the first floor. The floor area totals approximately 193 msq (2,078 sqft) which is split equally over ground and first floors. Sackville Street is located in Bradford city centre with the nearest train station less than half a mile away.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Leasehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential

28

11A Moor Valley Park, Mill Lane, Hawskworth, West Yorkshire LS20

***GUIDE PRICE:**

£10,000 - £15,000 (plus fees)

A unique opportunity to purchase a holiday home in the tranquil Moor Valley Park, Hawskworth village. With its semi-rural aspect and the popular on site Hudson Bar, there are superb walks in close proximity but yet being convenient for both Leeds and Bradford. The lodge would make an affordable living space for someone seeking a peaceful retreat or, simply a second home. The park is open for 11 months of the year from March 1st to January 31st. Leasehold Information: Please refer to the legal pack.

Description:

Ground Floor: Lounge, kitchen, bedroom and shower room.

Externally: Parking area and garden terrace

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[*Description on Auction Information page](#)



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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

29

Residential

8 Linden Street, Leeds, West Yorkshire LS11 6EZ

*GUIDE PRICE:

£55,000 + (plus fees)

A two bedroom back to back in a popular and convenient location for landlords. With gas central heating and part double glazing the property briefly provides a living room, kitchen, first floor double bedroom and bathroom having a white suite and further double bedroom and landing area to the second floor. The property was previously rented for £6,300 offering potential returns well in excess of 10% when based on the quoted guide price. Beeston offers a range of local shops and amenities at the Asda supermarket on Old Lane and also a wealth of specialist shops and amenities on Dewsbury Road. It is also well placed for regular local bus routes including to Leeds and the surrounding area, Leeds railway station is approximately one mile away.

Description:

Basement: Cellars

Ground Floor: Lounge and kitchen

First Floor: Landing, bedroom and bathroom

Second Floor: Bedroom and room

auctionhouse.co.uk/westyorkshire

*Description on Auction Information page



Tenure: See legal pack
Local Authority: Kirklees Council
Energy Performance Rating (EPC): Current Rating D

Residential

143 Moor End Road, Huddersfield, West Yorkshire HD4 5HF

*GUIDE PRICE

£30,000 + (plus fees)

A One Bedroomed Under Dwelling

An ideal investment opportunity for someone looking for their first property or for an addition to an existing portfolio. Briefly comprises, Hall, Store, Lounge/Kitchen, Bedroom and Bathroom. Benefits from off road parking and garden to the front. Rarely do such affordable, already modernized properties such as this come available. Please note there may be contents remaining in the property upon completion.

Description

Ground Floor: Entrance Hall, Store, Lounge/Kitchen, Bedroom, Bathroom

Outside: There is a garden and off road parking to the front.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

30

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*Description on Auction Information Page

31

Residential

51 Batley Road, Heckmondwike,
West Yorkshire WF16 9NB

*GUIDE PRICE:

£50,000+ (plus fees)

This quirky two bedroom cottage-style property has central heating, double glazing and would make an excellent first home or rental property. Although vacant at present, the property was last rented for £5,400 per annum suggesting a return of more than 10% would be achievable based on the quoted guide price. With a guide of just £50,000 (and at the time of writing) this is the cheapest two bedroom property available on Rightmove within a one mile radius. Viewers should note that the property is accessed via a lane that runs between Batley Road and Halifax Road. The property will be sold as seen with all contents, fixtures and fittings included.

Description:**Ground Floor:** Living room, dining kitchen and bathroom**First Floor:** Two bedrooms**Externally:** Garden to the rear**Tenure:** Freehold**Local Authority:** Kirklees Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Administration Charge:** Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit**Search Fees:** £200 inc VAT**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.auctionhouse.co.uk/westyorkshire

*Description on Auction Information page

31a

Residential Investments

20 Noster View, Leeds, West
Yorkshire LS11 8QQ

*GUIDE PRICE:

£80,000 - £90,000 (plus fees)

This terraced house in Beeston has been divided into 3 x studios and is currently generating an income of £14,940 per annum. This equates to a yield in excess of 18% when based on the lower guide. The property is currently let to three working tenants and tenancy agreements will shortly be added to the legal pack. One unit is self-contained with the other two sharing a shower room. The property is located in a popular part of Beeston in south Leeds and enjoys excellent transport links to the city centre just two miles away.

Description:**Ground Floor:** Hall, lounge/bedroom and kitchen.**First Floor:** Landing, shower room, Studio 2 and shower room.**Second Floor:** Studio 3.**Tenure:** Freehold**Local Authority:** Leeds City Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Administration Charge:** Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.auctionhouse.co.uk/westyorkshire

*Description on Auction Information page



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The Cowsheds, 1 & 2 Hollins Barn Cottage, Sutton Road, Thirsk, YO7 2ER

*GUIDE PRICE: **£225,000+** (plus fees)



3 x PROPERTIES, 3 x TITLES, BEING OFFERED AS A SINGLE LOT

This characterful cluster of cottages in Thirsk, located close to the North Yorkshire Moors National Park, will appeal to a variety of purchasers.

The properties comprise:

HOLLIN BARN – a generous three bedroom family home with two reception rooms,

HONEYSUCKLE COTTAGE – A two bedroom, two reception room cottage in need of some improvement,

ROSE BARN COTTAGE – A two bedroom true bungalow with large living kitchen.

There is also an Annex providing an additional utility room and shower room. Externally, there are gardens to the west of the Hollin Barn and Rose Barn Cottage. Due to the location, the properties would suit the holiday rental market, B&B opportunity or could simply be converted into a substantial family home.

Please note: A 14 day completion applies to this lot.

Description:

Hollin Barn –

Ground Floor: Lounge, family room, dining kitchen and utility.

First Floor: Landing, three bedrooms and bathroom.

Honeysuckle Cottage –

Ground Floor: Lounge, reception room, kitchen and cloakroom.

First Floor: Landing, two bedrooms and bathroom.

Rose Barn Cottage –

Ground Floor: Living kitchen, two bedrooms and bathroom

Annex – Room and Shower Room

Tenure: Freehold

Local Authority: North Yorkshire County Council

Energy Performance Certificate (EPC): Please refer to the Legal Pack

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £900 inc VAT

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



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

33

Residential

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

***GUIDE PRICE:**

£75,000+ (plus fees)

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

Description:

Cellars to basement:

Ground Floor: Studios 1 & 2 – Living bedroom and shower room.

First Floor: Studios 3 & 4 – Living bedroom and shower room.

Second Floor: Studio 5 – Living kitchen, room and shower room.

Externally: Yards to the front and rear

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

33a

Residential for improvement

77 Dorset Road, Harehills, Leeds, West Yorkshire LS8 3QL

***GUIDE PRICE:**

£100,000 – £110,000 (plus fees)

This substantial end terrace, with a former shop to the ground floor, will appeal to a range of buyers. Having been vacant for many years, the property requires some improvement/updating but could become a high yielding investment or the ideal buy for someone looking to run a business from the premises and live above. The accommodation to the first and second floors includes four bedrooms, two reception rooms and a generous kitchen. The former shop unit also provides access to two large store rooms to the lower ground floor which may lend themselves to residential development subject to the necessary planning consents. The property is positioned close to Harehills high street and amenities. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Lower Ground Floor: Two store rooms.

Ground Floor: Hall, former shop.

First Floor: Landing, lounge, sitting room, kitchen and bathroom.

Second Floor: Landing, four bedrooms and wc.

Externally: Yard to the rear.

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[*Description on Auction Information page](#)



Tenure: Leasehold

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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

34

Residential

Flat 1, 310A Harrogate Road, Bradford, West Yorkshire BD2 3TB

*GUIDE PRICE:

£25,000 - £30,000 (plus fees)

This one bedroom top floor apartment would make a good addition to a portfolio. The property has been very well maintained by the current owner and benefits from electric heating, double glazing and modern fixtures and fitting throughout. Accommodation comprises living kitchen featuring a small dining area, a bedroom and shower room. Externally, the flat comes with an allocated parking space. The property is located on Harrogate Road, approximately 0.5 miles from Greengates Retail Park and supermarkets. Lease details – 999 years from January 2008. Please refer to the legal pack for details regarding the service charges and ground rents.

Description:

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

Externally: Allocated parking

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*Description on Auction Information page



Tenure: Leasehold

Local Authority: Harrogate Borough Council
Energy Performance Certificate (EPC): Exempt

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

35

Redevelopment

Basement at 96 Franklin Road, Harrogate, North Yorkshire HG1 5EN

*GUIDE PRICE:

£40,000 + (plus fees)

Sure to appeal to developers and local residents comes this unique opportunity to acquire a large basement area. The property is located in Harrogate, only 0.5 miles from the town centre amenities. Planning permission to convert the basement into a flat was permitted in 2014 (Ref - 14/02254/FUL). Since this has expired the current owner advises Auction House they have purchased the remainder of the basement, on a separate title number, and this will form part of the sale (please refer to the legal pack for confirmation). Buyers may, therefore, look to design a larger flat in the increased basement area. Perfect for those looking for a local storage facility or developer/investor.

Description:

Lower Ground Floor: Refer to Floorplan.

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Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential for improvement

36

9 East Park Street, East End Park, Leeds, West Yorkshire LS9 9LB

*GUIDE PRICE:

£45,000 - £50,000 (plus fees)

This two bedroom back to back terrace in East End Park would make a good addition to a buy to let portfolio. Although the property has double glazing it would now benefit from some cosmetic improvement before being let out. The second floor bedroom has a large dormer window making it a generous double room. The property is eligible for the empty property loans available through the council (see legal pack). There is the potential to generate a healthy yield with local two bedroom properties achieving rents of between £475 and £525 per calendar month.

Description:

Cellars to basement:

Ground Floor: Lounge and kitchen

First Floor: Landing, bedroom and bathroom

Second Floor: Bedroom

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[*Description on Auction Information page](#)



Tenure: See legal pack

Local Authority: Calderdale Council

Energy Performance Rating (EPC): Current Rating E

Residential

37

2 Matlock Street, Lee Mount, Halifax, West Yorkshire HX3 5ED

*GUIDE PRICE

£60,000 - £70,000 (plus fees)

A Five Bedroomed End Terraced Property

This stone built end terrace offers spacious accommodation in the popular Lee Mount area of Halifax and will suit the first time buyer or property investor. Briefly comprises, Lounge, Kitchen/Diner, Five Bedrooms, WC and a Bathroom. The property benefits from gas central heating. Please note there may be some contents remaining in the property upon completion.

Description

Ground Floor: Lounge, Kitchen/Diner

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

Second Floor: Landing, Bedroom Three, Bedroom Four, Bedroom Five, WC

Outside: There is a yard to the rear of the property

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

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[*Description on Auction Information Page](#)



38

Land

Land North of Laverhills, Liversedge West Yorkshire WF15 8ED

***GUIDE PRICE:**

£1 + (plus fees)

A land locked piece of green belt sitting on a plot of approximately 20 acres. Buyers should be aware that some of the land has been sold off in smaller plots and are advised to review the legal pack prior to bidding. The land is located between Liversedge and Cleckheaton approximately 6.5 miles to the south of Bradford city centre.

Tenure: Freehold

Local Authority: Kirklees Council

Energy Performance Certificate (EPC): Exempt – land

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £1200 inc VAT

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

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[*Description on Auction Information page](#)



39

Residential

Flat 1, 119 Upper Wortley Road, Leeds, West Yorkshire LS12 4JN

***GUIDE PRICE:**

£30,000+ (plus fees)

This one bedroom duplex flat would make a great addition to a buy to let portfolio. The property may require clearance and some cosmetic improvement before being re-let. There are five flats within the building featuring an intercom system. The property has accommodation over two floors and includes a living kitchen, bedroom and bathroom. The block is located approximately 2 miles east of Leeds city centre.

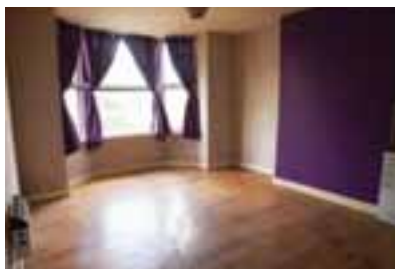
Leasehold Information: 99 years from January 2007. Ground Rent: £500 per annum. For service charge information, please refer to the legal pack.

Please note: A 3 week completion applies to this lot.

Description:

Lower Ground Floor: Hall, bedroom and bathroom

Ground Floor: Hall and living kitchen



Tenure: Leasehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Buyer's Premium: £900 inc VAT

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

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[*Description on Auction Information page](#)



Residential

40

Apt. 4, 6 Beacon Hill Road, Halifax, West Yorkshire

***GUIDE PRICE**

£15,000 - £20,000 (plus fees)

A One Bedroomed Second Floor Apartment

Located close to the Town Centre and with good access via local bus routes makes this an excellent Buy to Let opportunity. Briefly comprising Communal Entrance, Hallway, Lounge, Kitchen, Bedroom and a Bathroom.

Description

Ground Floor: Communal Entrance

First Floor: Entrance with stairs

Second Floor: Hall, Lounge, Kitchen, Bedroom, Bathroom



Tenure: See Legal Pack

Local Authority: Calderdale Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating TBC

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

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[*Description on Auction Information Page](#)



Commercial Investments

40a

18 Lightcliffe Road, Brighouse, West Yorkshire HD6 2DR

***GUIDE PRICE**

£50,000 - £60,000 (plus fees)

A Tenanted Hot Food Takeaway Producing £6,000pa (£500pcm)

The premises are less than 1 mile to Brighouse Town Centre and its amenities. Whilst not inspected we believe the property to comprise serving/seating area, to the rear is a commercial kitchen and to the first floor is a store room, staff room and WC. Whilst we have not yet had sight of any documentation the vendor has advised that the premises are occupied under a 5 year lease commencing February 2019 (with an annual rent review) producing an income of £6,000pa (£500pcm). Please see the legal pack for further information. The property has potential to convert the first floor to residential subject to obtaining the necessary planning consents.

Description

Whilst not inspected we believe the property to comprise:

Ground Floor: Serving/Seating Area, Kitchen

First Floor: Store Room, Staff Room, WC

Outside: There is a small paved patio area.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

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

Tenure: See legal pack

Local Authority: Calderdale Council

Energy Performance Rating (EPC): Current Rating C

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[*Description on Auction Information Page](#)



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential for improvement

41

49 Oldfield Lane, Wortley, Leeds, West Yorkshire LS12 4BS

***GUIDE PRICE:**

£75,000 - £85,000 (plus fees)

This three bedroom end terrace could be the project you're looking for! Although featuring double glazing this and would now benefit from a full scheme of refurbishment. Externally, the property occupies a generous corner plot with gardens to three sides, driveway and linked garage. The property is located in Wortley, approximately 1.5 miles south west of Leeds city centre. The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Ground Floor: Porch, hall, lounge and dining kitchen

First Floor: Landing, three bedrooms and bathroom

Externally: Gardens to three sides, driveway and linked garage

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[*Description on Auction Information page](#)



Tenure: Leasehold

Local Authority: Bradford Metropolitan District Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential

42

Flat 108 Cheapside Chambers, 43 Cheapside, Bradford BD1 4HP

***GUIDE PRICE:**

£21,000 + (plus fees)

This well presented 1st floor studio apartment, in Bradford city centre, will appeal to the buy to let landlord. Although currently vacant the property has the potential to provide a high yield for the investor. The apartment has electric heating, a separate modern kitchen and generous shower room. This is a relatively new development and is situated less than 0.25 miles from The Broadway shopping centre.

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

Leasehold information - Please refer to the legal pack

Description:

First Floor: Living/bedroom, kitchen and shower room

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Bradford Metropolitan District Council

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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

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

Residential for improvement

43

32 Florist Street, Keighley, West Yorkshire BD21 4DY

*GUIDE PRICE:

£35,000 - £40,000 (plus fees)

This three bedroom stone through terrace in BD21 could be the project you've been looking for. The property is located close to the village of Riddlesden and the River Aire. Although the property has double glazing it is now in need of a full scheme of refurbishment. Once the renovation is complete it could be sold on to a homeowner for a profit or kept as part of a rental portfolio. According to Rightmove, at the time of writing, this was the cheapest 3 bed through terrace in the whole of West Yorkshire! The property will be sold as seen with all contents, fixtures and fittings included.

Description:

Cellars to basement:

Ground Floor: Lounge and dining kitchen.

First Floor: Landing, two bedrooms and bathroom.

Second Floor: Bedroom.

Externally: Small yards to front and rear.

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[*Description on Auction Information page](#)



Tenure: Leasehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

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

Residential

44

2 Stanningley Lofts, Town Street, Stanningley, Leeds LS28 6ER

*GUIDE PRICE:

£30,000 - £35,000 (plus fees)

This first floor two bedroom apartment in Stanningley would make a good addition to a buy to let portfolio. Based on the lower guide price this property has the potential to generate a high yield for an investor. The property benefits from central heating, double glazing, a modern kitchen and new carpets. The local high street has improved in recent years including a new retail park and supermarkets only metres away. Please refer to the legal pack for details regarding the lease, services charges and ground rents.

Description:

First Floor: Hall

Second floor: Lounge, kitchen, two bedrooms and bathroom

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[*Description on Auction Information page](#)



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

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit
Search Fees: £200 inc VAT
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

45

34 Oatland Gardens, Little London, Leeds, West Yorkshire LS7 1SL

*GUIDE PRICE:

£70,000 - £80,000 (plus fees)

This three bedroom semi-detached property in Little London is only 0.5 miles from Leeds city centre and will appeal to the renovator. The property has been vacant for many years but has been well maintained by the current owners. It has double glazing, three generous bedrooms, a dining kitchen and is now in need of modernisation throughout. Externally, there are gardens to the front and rear and there are parking bays for residents operating under a permit scheme. According to Rightmove, at the time of writing, this is the cheapest 3 bedroom house in LS7 by a huge £40,000!

Description:

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

First Floor: Landing, three bedrooms and bathroom.

Externally: Gardens to the front and rear.

auctionhouse.co.uk/westyorkshire

[*Description on Auction Information page](#)



Tenure: Freehold
Local Authority: Bradford Metropolitan District Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit
Buyer's Premium: £1,140 inc VAT
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential

46

16 Longwood Avenue, Bingley, West Yorkshire BD16 2RX

*GUIDE PRICE:

£100,000 + (plus fees)

This well presented three bedroom semi-detached property in Bingley will appeal to a variety of buyers. The property has modern fixtures and fittings throughout as well as a driveway, detached garage and gardens. It is conveniently located less than one mile from Bingley town centre and amenities. Upon inspection Auction House noted some sloping flooring to areas of the ground floor. Those looking to purchase with a mortgage are encouraged to research thoroughly prior to bidding. Interestingly, the adjoining semi-detached is currently under offer from an asking price of £189,950 suggesting there may be scope for profit.

Description:

Ground Floor: Hall, lounge and dining kitchen

First Floor: Landing, three bedrooms and bathroom

Externally: Gardens to front and rear. Driveway and detached garage

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[*Description on Auction Information page](#)

Residential

13 Drewry Road, Keighley, West Yorkshire BD21 2QG

*GUIDE PRICE:

£30,000 + (plus fees)

This two bedroom back to back terrace comprises accommodation over four floors and is sure to appeal to anyone looking for an affordable buy to let to add to their portfolio. At the time of writing it was the cheapest property on Rightmove within a half a mile radius. The property is located half a mile from Keighley town centre and a wealth of shops and amenities available.

Description:**Basement:** Dining kitchen.**Ground Floor:** Living room.**First Floor:** Bedroom and bathroom.**Second Floor:** Bedroom.**Tenure:** Freehold**Local Authority:** Bradford Metropolitan District Council**Viewing:** 9th July 13:45 – 14:10.**Additional Fees****Administration Charge:** Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit.**Buyer's Premium:** £900.00 inc VAT**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.auctionhouse.co.uk/westyorkshire

*Description on Auction Information page

LEGAL PACKS



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

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

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ANTI-MONEY LAUNDERING EXPLAINED

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

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

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

The Documentation you must bring with you to the Auction

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

List A – Evidence of Identity (inc Photograph)

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

List B – Evidence of Residence (and your Name)

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

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

Bidding/Buying on behalf of another party

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

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

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

Matching an Identified Buyer with source of funds

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

Auction Passport

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

Electronic Anti-Money Laundering Checks

Auction House West Yorkshire have also set up a facility with ETSOS to undertake electronic AML checks and will use the service to further verify all successful buyers and those for whom we provide remote bidding services. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Queries and Contacting Us

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

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

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

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

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Telephone

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Name of Company (if applicable):

Of (address):

Postcode:

Tel:

Mobile:

Email:

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

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

PROPERTY AND BID DETAILS

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Date of Auction:

Property Address:

My maximum bid will be:

£

(amount in words):

DEPOSIT (tick as applicable)

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For A Proxy Bid – I attach a deposit cheque/bank transfer for 10% of my proxy bid or £5,000, whichever is the greater, plus an Administration Charge of 0.6% inc. VAT of the purchase price subject to a minimum of £900.00 including VAT (unless the Lot page states otherwise) plus Buyers Premium if applicable. Cheques made payable to Auction House West Yorkshire Ltd.

OR

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

Date of Birth

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SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel:

Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale/Reservation Form on my behalf. I understand that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale if the property is sold by the Traditional Auction Method.

☐

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

Signed:

Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

PLEASE ALSO SIGN THE REVERSE OF THIS FORM

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque, bank transfer or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Smart Search for the purpose of verifying your identity. To do so Smart Search may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, 1 Feast Field, Horsforth, Leeds LS18 4TJ to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 0.6% inc VAT of the purchase price, subject to a minimum of £900.00 including VAT should be added to the deposit cheque or a separate cheque should be made payable to Auction House (West Yorkshire) Ltd.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
14. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

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

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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

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

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

A5 THE CONTRACT

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

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

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

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

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

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

A5.5 **The deposit**:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

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

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

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

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

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

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

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

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

G2. DEPOSIT

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

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

G2.2 The deposit

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

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

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

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

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

G3. BETWEEN CONTRACT AND COMPLETION

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

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

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

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

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

G4. TITLE AND IDENTITY

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

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

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

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

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

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

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

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

G5. TRANSFER

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

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

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

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

G6. COMPLETION

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

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

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

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

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

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

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G7. NOTICE TO COMPLETE

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

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

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

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

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

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

G8. IF THE CONTRACT IS BROUGHT TO AN END

If the contract is lawfully brought to an end:

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

G9. LANDLORD'S LICENCE

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G10. INTEREST AND APPORTIONMENTS

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

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

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

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

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

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

G11. ARREARS

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

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

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

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

G12. MANAGEMENT

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

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

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

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

G13. RENT DEPOSITS

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

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

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

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

G14. VAT

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

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

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

G16. CAPITAL ALLOWANCES

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

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

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

G16.4 The seller and buyer agree:

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

G17. MAINTENANCE AGREEMENTS

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

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G18. LANDLORD AND TENANT ACT 1987

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

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

G19. SALE BY PRACTITIONER

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

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

G20. TUPE

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

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

- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
- (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
- (c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.
- (d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21. ENVIRONMENTAL

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

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

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

G22. SERVICE CHARGE

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

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

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

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

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

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

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

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

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

G23. RENT REVIEWS

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

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

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

G23.4 The seller must promptly:

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

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

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

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

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

G24. TENANCY RENEWALS

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

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

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

G24.4 Following completion the buyer must:

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

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

G25. WARRANTIES

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

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

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

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

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

G26. NO ASSIGNMENT

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

G27. REGISTRATION AT THE LAND REGISTRY

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

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

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

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

G28. NOTICES AND OTHER COMMUNICATIONS

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

G28.2 A communication may be relied on if:

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

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

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

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

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

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

TOP AUCTION RESULTS – May 2019

Lot 1 – 36 Orchard Road, Leeds,
LS15 7LN
Guide: £50,000 – £55,000



Lot 2 – 36 Wood Lane, Castleford,
WF10 5PQ
Guide: £35,000 – £40,000



Lot 3 – 89 Heights Lane, Bradford,
BD9 6DU
Guide: £90,000+



Lot 4 – 2 Harlech Grove, Leeds,
LS11 7DU
Guide: £40,000 – £45,000



Lot 5 – 10 Squire Lane, Bradford,
BD8 0BB
Guide: £50,000+



Lot 6 – 33 North Parade, Bradford,
BD1 3JH
Guide: £250,000+



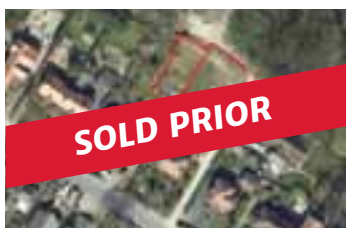
Lot 10 – 11 Town Hall Street,
Sowerby Bridge, HX6 2EA
Guide: £135,000+



Lot 12 – 460 Dewsbury Road,
Leeds, LS11 8AJ
Guide: £130,000+



Lot 14 – Land adj 10 Scott Lane,
Riddlesden, BD20 5BT
Guide: £90,000



Lot 15 – 8 Top Row,
Providence Place, Leeds, LS15 4LD
Guide: £80,000 – £90,000



Lot 15a – 508 Thornton Road,
Bradford, BD8 9NA
Guide: £115,000+



Lot 16 – 14 Paisley Street, Leeds,
LS12 3JS
Guide: £50,000 – £55,000



Lot 17 – 3 Recreation Crescent,
Leeds, LS11 0AJ
Guide: £55,000 – £65,000



Lot 17a – Olcote, Mill Lane,
South Kirkby, WF9 3HG
Guide: £75,000 – £85,000



Lot 21a – 44 Hanson Lane,
Huddersfield, HD1 3UW
Guide: £40,000–£50,000



Lot 22 – 32 Carr Manor Parade,
Leeds, LS17 5AF
Guide: £90,000–£100,000



Lot 23a – Flat 2, 16 Park Crescent,
Leeds, LS12 3NL
Guide: £30,000–£35,000



Lot 27 – 17 Abbey Court,
Horsforth, Leeds, LS18 4SA
Guide: £120,000+



Lot 29 – 52 Lovell Park Grange,
Leeds, LS7 1DU
Guide: £45,000 – £50,000



Lot 31 – 79 North Road, Bradford,
BD6 1RJ
Guide: £45,000 – £50,000



Going once...

The most suitable properties for auction include:

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- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

Auction dates:

4th September 2019

23rd October 2019

11th December 2019

auctionhouse.co.uk/westyorkshire

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✉ info@ahwy.co.uk

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Village Royton OL2 6HT
☎ 01484 411069
✉ huddersfield@auctionhouse.co.uk



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