

AUCTION
HOUSE
CUMBRIA

AUCTION
HOUSE
COMMERCIAL

December
2019

*Merry
Christmas
& Happy New Year*



AUCTION VENUES

NORTH CUMBRIA
Wednesday 11th December
2019
12.00 noon

Carlisle Racecourse
Durdar Road
Carlisle
CA2 4TS



SOUTH CUMBRIA
Wednesday 11th December
2019
6.30pm

Coronation Hall
County Square
Ulverston
LA12 7LZ



Now Taking Entries for our next auction

20th February 2020

Please call for your free appraisal

01228 510 552

**AUCTION
HOUSE**
CUMBRIA

MESSAGE FROM THE AUCTIONEER

THE UK'S NO. 1 RESIDENTIAL AUCTIONEER

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



Diverse Opportunities in Final Catalogue of 2019

A warm welcome to this our seventh and final auction catalogue of 2019.

Our October sale was yet another successful auction with nearly £3.3 million raised with 46 lots sold. Please see the inside back page of this catalogue for some of the results.

It has been an excellent year at Auction House Cumbria and indeed Auction house North East. In Cumbria it has been a busy year to date with 6 catalogues, 285 lots sold and in excess of £16 million raised so far.

Our December catalogue is equally varied with over 40 lots spread across Cumbria that will appeal to owner occupiers, refurbishment specialists, builders, investors and commercial buyers too. We are gaining more traction in the Lake District and with higher end properties in general, demonstrated in the last two catalogues, selling equally as well as the lower end investment properties.

On the national side Auction House UK has just sold its 3,000th property of the year in a year with more sales and even better success rates than last year. The 2019 performance to date shows a success rate of 77% and a sales total of more than £355m. The sales floor of an auction room brings multiple buyers and keenly priced properties together. It still results more often than not in lots being sold after competitive bidding, at figures above the minimum required by the seller. Our message is really compelling: instruct us, follow our advice on process and price, and you will have a high chance of selling. Also, when speed matters, auction delivers. Our

timeline gets you from listing to exchange in three to six weeks, with completion two or four weeks later.

Media reports may suggest that house sale transactions are well down on the seasonal norm, with both sellers and buyers holding back. But this is not the case for auctioneers. Interestingly, a growing proportion of our instructions are coming to us through estate agent recommendation – which underlines the difficulties they are experiencing. So sellers need to know that irrespective of the market climate and political distractions, we can sell for them – particularly if they want a result or are in a hurry.

For buyers – put simply, if they are cash-ready, now is a good time to buy. We have a huge selection of properties to choose from, auction lots are more keenly priced than those offered by estate agents, and more often than not, they will be able to buy the lot they want at less than their maximum figure. For many, that will be a real opportunity and one worth pursuing.

As we move towards the year end and the festive season, we would like to thank all of our many sellers and buyers for their support and for choosing Auction House in 2019. To them and to all our other clients and customers, may we take this early opportunity to wish you a very merry Christmas and a prosperous New Year.

Colin West
Auctioneer

NEXT AUCTION DATES

20th February 2020 • 16th April 2020 • 4th June 2020 • 23rd July 2020

AUCTION INFORMATION



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

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

BIDDER REGISTRATION FORM



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

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

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

Email: ☐ Post: ☐ Neither: ☐

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

Solicitors Details

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

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

Cheque: ☐ Debit Card: ☐ Bank Payment: ☐

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

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

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

Cumbria
01228 510552



INTRODUCING ESTATE AGENTS

A selection of our loyal Joint Agents

			
			
			
			
			
Eden Estate Agents 			
			
			
			
			
			
			
			
			
			
			
			

Cumbria
01228 510552
cumbria@auctionhouse.co.uk

ORDER OF SALE

Wednesday 11th December 2019 12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	11 Main Street, Hensingham, Whitehaven, Cumbria	£15,000+	Residential
2	34 Clementina Terrace, Carlisle, Cumbria	£45,000+	Residential
3	4 Limes Court, Dundraw, Wigton, Cumbria	£3,500+	Barn
4	16 Upperby Road, Carlisle, Cumbria	£75,000+	Residential
5	18 Blackwell Road, Carlisle, Cumbria	£40,000+	Residential
6	131 Bowthorn Road, Cleator Moor, Cumbria	£28,000+	Residential
7	70 Alexander Street, Carlisle, Cumbria	£45,000+	Residential
8	39 Birks Road, Cleator Moor, Cumbria	£25,000+	Residential
9	5 Cross Street, Workington, Cumbria	£30,000+	Residential
10	Springbank, The Square, Holmrook, Cumbria	£80,000+	Residential
11	15 Yeowartville, Workington, Cumbria	£30,000+	Residential
12	13 High Street, Cleator Moor, Cumbria	£25,000 - £35,000	Mixed Use
13	Flat 1, 10 Foxhouses Road, Whitehaven, Cumbria	£30,000+	Residential
14	Manor House, Long Marton, Cumbria	£195,000+	Residential
15	1 Kendal Street, Carlisle, Cumbria	£35,000 - £45,000	Residential
16	Calder House Hotel, The Banks, Seascale, Cumbria	£275,000+	Commercial
17	3 Caldersyde, The Banks, Seascale, Cumbria	£75,000+	Residential
18	38 Clay Street, Workington, Cumbria	£35,000+	Residential
19	8 Mill Street, Frizington, Cumbria	£30,000+	Residential
20	Land at Old Brewery, Birks Road, Cleator Moor, Cumbria	£15,000+	Redevelopment
21	7 Bolton Street, Workington, Cumbria	£35,000 - £45,000	Residential
22	6 Lamb Lane, Egremont, Cumbria	£30,000+	Residential
23	4 High Garth Court, Carlisle, Cumbria	£35,000 - £45,000	Residential Investment
24	Garage to the rear of 17 Tullie Street, Carlisle, Cumbria	£30,000+	Garage
25	Andermatt, Kirkby Thore, Cumbria	£155,000+	Residential
26	26 Findlay Place, Workington, Cumbria	£35,000 - £45,000	Residential
27	3 Colville Street, Denton Holme, Carlisle, Cumbria	£55,000+	Residential
28	Fairfield House, Station Road, Cockermouth, Cumbria	£95,000+	Commercial

Wednesday 11th December 2019 6.30pm

Coronation Hall, County Square, Ulverston LA12 7LZ

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
29	104 Blake Street, Barrow in Furness, Cumbria	£45,000+	Residential
30	39 Worcester Street, Barrow in Furness, Cumbria	£35,000+	Residential
31	77 Steel Street, Askam in Furness, Cumbria	£45,000+	Residential
32	5 Paradise Street, Barrow in Furness, Cumbria	£35,000 - £45,000	Residential
33	18 School Street, Barrow in Furness, Cumbria	£55,000+	Residential
34	7 Hare Lane, Barrow in Furness, Cumbria	£95,000+	Residential
35	Warehouse on corner of Paradise St/Storey Sq, Barrow in Furness, Cumbria	£25,000+	Commercial
36	The Roost, Church Hill, Hawkshead, Ambleside, Cumbria	£350,000+	Residential
37	Altana, 2 Slop Lane, Stainton with Adgarley, Cumbria	£145,000+	Residential
38	Sandacre Cottage, Bardsea, Ulvertson, Cumbria	£115,000+	Residential
39	Flat 4 Ravenscourt, Lindale Road, Grange over Sands, Cumbria	£125,000+	Residential
40	Maiden Holme, Lindeth Drive, Bowness on Windermere, Cumbria	£435,000+	Residential
41	107A Duke Street, Barrow in Furness, Cumbria	£30,000+	Residential
41a	5 Harrogate Street, Barrow in Furness, Cumbria	£40,000+	Residential
42	24 Beechwood Close, Bowness on Windermere, Cumbria	£155,000+	Residential
43	7 Lynslack Terrace, Arnside, Carnforth, Cumbria	£135,000+	Residential

***Description on Auction Information page**

North Cumbria: Lots 1 – 28

Wednesday 11th December 2019
12.00 noon

Carlisle Racecourse, Durdar Road, Carlisle CA2 4TS

auctionhousecumbria.co.uk

**AUCTION
HOUSE
CUMBRIA**



Residential

**11 Main Street, Hensingham, Whitehaven, Cumbria
CA28 8PY**

***GUIDE PRICE:**

£15,000+ (plus fees)

Unmodernised terraced house

A mid terraced house in need of a thorough programme of modernisation conveniently situated above the town with easy access to all amenities and offering tremendous potential.

Description:

Living Room – 11'9 x 11':

Kitchen – 10'9 x 7':

Front Bedroom – 14'9 x 11'9:

Rear Bedroom – 15' x 7':

Outside: Overgrown rear garden area and WC.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Copeland Borough Council

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

Additional Fees

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

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



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

2

Residential

34 Clementina Terrace, Carlisle, Cumbria CA2 4EN

***GUIDE PRICE:**

£45,000+ (plus fees)

Investment property – 3 bedrooomed terraced house

A three bedrooomed terraced house with attractive stone front elevation, combi gas central heating and uPVC double glazing situated about 1 mile south of the City centre. A good investment property.

Description:

Ground Floor: Vestibule; Hall with stairs off;

Front Sitting Room – 10'9 x 10'6;

Living Room – 14'3 x 11'3; **Kitchen** – 13'6 x 7'3 with range of units
Lobby with outer door;

Bathroom – 7'3 x 6'1 with bath, basin and WC.

First Floor: Landing;

Front Bedroom – 14'1 x 10'9; **Rear Bedroom** – 7'9 x 7'1;

Rear Bedroom – 7'9 x 6'9; **Cloakroom** with WC and basin.

Outside: Forecourt and rear yard.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



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

3

Barn

4 Limes Court, Dundraw, Wigton, Cumbria CA7 0DP

***GUIDE PRICE:**

£3,500+ (plus fees)

Barn in courtyard development

A corner barn unit in a courtyard development in this small village some 3 miles from Wigton with easy access to the Solway coast, Scottish Borders and Lake District National Park. The property measures approx 20' x 15'9 and whilst there is headroom for an upper floor the existing joists are rotten. The remainder of the courtyard has been converted to residential units. Interested parties should make their own planning enquiries to Allerdale Borough Council regarding their proposed use.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



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

4

Residential

16 Upperby Road, Carlisle, Cumbria CA2 4HZ

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

Three bed semi-detached house in need of modernisation

A traditional, three bedroomed, semi-detached house with garage and gardens situated on the south side of the City. The property is in need of a thorough programme of modernisation but offers tremendous potential to create a family home with many amenities close on hand and within easy reach of the City centre.

Description:

Ground Floor: Entrance Hall; Front Sitting Room - 13'6 x 12'; Living Room - 14' x 11'9; Dining Kitchen - 16' x 7'9; Attached Garage - 15'9 x 9'6;

First Floor: Landing;

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

Rear Bedroom - 11'6 x 10'6; **Front Bedroom** - 14' x 11';

Front Bedroom - 7' x 6'9;

Outside: Front and rear gardens, drive to attached garage.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

*Description on Auction Information page



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

5

Residential

18 Blackwell Road, Carlisle, Cumbria CA2 4AB

***GUIDE PRICE:**
£40,000+ (plus fees)

Buy to let 2 bedroomed end terraced house

A two bedroomed end terraced house with combi gas central heating and uPVC double glazing situated a mile south of the City centre. A good investment property with sitting room kitchen, two bedrooms and first floor bathroom.

Description:

Sitting Room - 12'9 x 12'6;

Kitchen - 15'9 x 10' max: with outer rear door;

Front Bedroom - 13' x 10';

Rear Bedroom - 9'3 x 5'9;

Bathroom - 7' x 5'9: with bath, basin and WC;

Outside: Elevated forecourt. Shared rear yard.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

*Description on Auction Information page



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating D

Residential

6

131 Bowthorn Road, Cleator Moor, Cumbria CA25 5JG

***GUIDE PRICE:**

£28,000+ (plus fees)

Two bedroom terraced house in a village location

Two bedroom terraced property in the village of Cleator Moor with easy access to Whitehaven and the Lake District National Park. A good investment property in need of some modernisation. Comprises: front sitting room, dining room and kitchen to the ground floor, two bedrooms and bathroom to the first floor.

Description:

Front Sitting Room 16'6 x 12'6 overall:

Dining Room 8'3 x 7'9:

Kitchen 9'6 x 6'6:

First Floor:

Front Bedroom 12'9 x 11'6:

Rear Bedroom 13'3 x 6'9:

Bathroom 9'6 x 6'6:

Please note: This property carries a 14 day completion

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating D

Residential

7

70 Alexander Street, Carlisle, Cumbria CA1 2LJ

***GUIDE PRICE:**

£45,000+ (plus fees)

Two bedroomed terraced house

A two bedroomed terraced house with gas central heating and double glazing conveniently situated within easy reach of the City centre and University of Cumbria Fusehill Street campus.

Description:

Sitting Room - 14' x 13': with laminated wood floor;

Dining Room - 10'9 x 8' max: including under stairs cupboard;

Kitchen - 12' x 7'9: with range of units and outer door;

Shower Room - 7'3 x 5'3: well appointed with panelled walls, shower, basin, WC and shelves;

Front Bedroom - 14' x 13': with fitted wardrobes;

Rear Bedroom - 14' x 7'3:

Outside: Rear yard.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



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

8

Residential

39 Birks Road, Cleator Moor, Cumbria CA25 5HS

***GUIDE PRICE:**

£25,000+ (plus fees)

Terraced house in need of modernisation

A two bedroomed terraced house in this village with easy access to Whitehaven and the Lake District National Park. It is in need of general modernisation.

Description:

Vestibule:

Sitting Room - 22'6 x 11'6:

Kitchen - 11'3 x 11':

Lobby : with outer door;

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

Front Bedroom - 11'6 x 10'9:

Rear Bedroom - 11' x 8'9:

Outside: Rear yard.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

*Description on Auction Information page



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

9

Residential

5 Cross Street, Workington, Cumbria CA14 3TW

***GUIDE PRICE:**

£30,000+ (plus fees)

Investment property - 2 bedroomed terraced house

A two bedroomed terraced house with gas central heating and double glazing. Good investment property with vestibule, sitting room, kitchen, lobby, bathroom, two bedrooms upstairs and rear yard with store.

Description:

Vestibule:

Front Sitting Room - 13'3 x 13'3:

Kitchen - 10'6 x 10':

Lobby: with outer door;

Bathroom - 8' x 4'9: with bath, basin and WC;

Front Bedroom - 13'3 x 8'3 + recess:

Rear Bedroom - 12'6 x 10':

Outside: Rear yard with store.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

auctionhousecumbria.co.uk

*Description on Auction Information page

Springbank, The Square, Holmrook, Cumbria CA19 1UQ

*GUIDE PRICE: **£80,000+** (plus fees)**Country cottage on fringe of Lake District National Park**

An end of terrace country cottage situated in this sought after village on the very fringe of the Lake District National Park some 14 miles south of Whitehaven with easy access to the coast.

Enjoying front views over the River Irt to the fells, the property is rather dated but offers great potential with two reception rooms, three bedrooms and garage.

Description:**Ground Floor:**

Porch;
Hall;
Sitting Room - 13'6 x 13'3;
Dining Room - 13'3 x 11'6 max;
Kitchen - 12'6 x 10' with range of handmade units;
Shower Room - 8'9 x 8'6 with shower, basin and WC;
Utility Room - 12'9 x 7'9 with access into:-
Garage - 13' x 12'9 deep with electric up and over door;

First Floor:**Landing;**

Bedroom 1 - 11'3 x 10';
Bedroom 2 - 10'3 x 8'3;
Bedroom 3 - 10'6 x 6'6;
Cloakroom with WC and basin;

Outside: Adjoining Garage. Rear yard and elevated garden area with store.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

Residential

11

15 Yeowartville, Workington, Cumbria CA14 2BX

***GUIDE PRICE:**

£30,000+ (plus fees)

Good investment property

Two bedroom terraced property in need of some updating close to the town centre. Comprises: lounge and kitchen to the ground floor, two bedrooms and shower room to the first floor. Good Investment property.

Description:

Ground Floor:

Lounge 18' x 11'9

Kitchen 10' x 7' with fitted wall and floor units, door to rear yard

First Floor:

Rear Bedroom 17'6 x 10'9 with built in wardrobe

Front Bedroom 11'9 x 9' with built in wardrobe

Shower Room 12' x 8'9 with shower cubicle, wash hand basin, WC and storage cupboard

Outside: Rear yard

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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

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*Description on Auction Information page



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

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

Mixed Use

12

13 High Street, Cleator Moor, Cumbria CA25 5AH

***GUIDE PRICE:**

£25,000 - £35,000 (plus fees)

Vacant, mixed use property

A vacant, three storey, mixed use property conveniently situated in the centre of Cleator Moor. Grade II listed. It comprises a former hairdressers shop unit on the ground floor and a three bedroomed maisonette above with separate access from the rear lane.

Description:

Ground Floor Shop Unit: Main Shop - 17'6 x 13';

Rear Office/Store - 12' x 7'3'; **Kitchen** - 9'6 x 7'6.

Maisonette: First Floor Hallway;

Front Sitting Room/Kitchen - 17'6 x 13';

Bathroom - 12' x 8'9 with bath, basin and WC;

Second Floor Landing;

Rear Bedroom - 11'6 x 7'6;

Front Bedroom - 17'6 max x 6'9;

Front Bedroom - 10'6 x 6'3.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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

Residential

13

Flat 1, 10 Foxhouses Road, Whitehaven, Cumbria CA28 8AF

***GUIDE PRICE:**

£30,000+ (plus fees)

Self-contained ground floor flat

A self-contained ground floor flat conveniently situated in this popular road with easy access to the town centre. Suitable for first time buyer, retirement or investment purposes with living room, kitchen, bedroom and bathroom. Long leasehold tenure - 999 years from 1974

Description:

Living Room - 14' x 10'3:

Kitchen - 8'9 x 4': with wall units, sink, oven and hob;

Bedroom - 11'9 x 9'9:

Bathroom - 8' x 5'9: with shower over bath, basin and WC.

Tenure: Long leasehold tenure - 999 years from 1974

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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Manor House, Long Marton, Cumbria CA16 6BN

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



Detached period property in popular village location

A detached four bedroom property with a self contained annexe. Located in the village of Long Marton which is approximately 3 miles north of Appleby and 12 miles south east of Penrith.

The property comprises: entrance hall, two reception rooms, kitchen, utility and workshop to the ground floor, two cellar rooms. Four bedrooms and bathroom to the first floor with the annexe comprising of sitting room, kitchen and bedroom with ensuite shower room.

Description:

Ground Floor: Entrance Hall

Sitting Room: 22'3 x 13'

Dining Room: 14'9 x 12'5

Dining Kitchen: 17' x 14'9

Workshop & Utility Room: 28'6 x 14'9

Basement:

Cellar Room One: 12'8 x 10'

Cellar Room Two: 12'8 x 10'

First Floor:

Landing

Bedroom One: 13' x 11'3

Tenure: See Legal Pack

Local Authority: Eden District Council

Energy Performance Certificate (EPC): Current Rating F

Bedroom Two: 13' x 10'6

Bathroom: 9'6 x 7'

Bedroom Three: 12' x 10'6

Bedroom Four: 12' x 8'7

Annexe:

Lounge/Dining Room: 15' x 14'

Kitchen: 7'3 x 6'6

Bedroom: 13' x 7'6

Ensuite Shower Room: 7' x 5'

Outside: Courtyard with outbuildings, rear garden and off street parking.

Please note: The rear annexe is a self contained unit which has been rented out generating an income.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

15

Residential**1 Kendal Street, Carlisle, Cumbria
CA2 5UF*****GUIDE PRICE:****£35,000 - £45,000 (plus fees)****Spacious 3 bedroomed end terraced house**

A spacious, three bedroomed end terrace house with first floor bathroom within easy reach of the City centre. In need of some modernisation but offering great potential as a family home or buy to let.

Description:**Entrance Hall :****Corner Sitting Room - 14'3 x 12': Living Room - 14' x 13':****Kitchen - 15' x 7'9 + 7'6 x 6'6:** with outer door and access to ground floor WC;**First Floor Landing:****Corner Bedroom - 13'3 x 12' :****Bedroom - 11' x 9'9:****Bedroom - 9'6 x 8':****Bathroom - 11'9 x 6'6:** with bath, basin, shower and WC;**Viewing:** Please telephone 01228 510552**Additional Fees****Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.**Tenure:** See Legal Pack**Local Authority:** Carlisle City Council**Energy Performance Certificate (EPC):** Current Rating D

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Calder House Hotel, The Banks, Seascale, Cumbria CA20 1QP

*GUIDE PRICE: **£275,000+** (plus fees)



Substantial, detached 18 bed hotel overlooking the Irish sea

A substantial, detached, Victorian property occupying a large site overlooking the Irish sea in this popular village on the fringe of the Lake District National Park.

Originally built as a private residence but used as a girls preparatory school until the 1960s when it became a hotel. It was refurbished at the turn of the last century, later extended and now comprises a hotel with 18 en-suite bedrooms.

Description:

Ground Floor:

Porch, entrance hall with reception, office, residents lounge, laundry room and 4 en-suite bedrooms

Lower Ground Floor:

Porch, dining/function room with bar, kitchen, ladies & gents WC's, cellar and self-contained owners flat with living room, kitchen, two bedrooms and bathroom

First Floor: 7 en-suite bedrooms

Second Floor: 7 en-suite bedrooms

Outside: The property occupies a large garden site (see title plan) with ample car parking space, front lawn extending down to the railway beyond which is the sea. There is a large detached Garage/Store with electric roller door. This is suitable for a variety of uses subject to planning consent.

Change of use: Any interested parties should make their own enquiries to Copeland Borough Council who have indicated that in principle it may be possible to convert the property into apartments.

Annex: We are also offering nearby 3, Caldersyde as a separate lot in this auction. It is currently used as an annex to the hotel and comprises 6 well appointed, fully furnished, en-suite bedrooms and a kitchen.

Contents: The hotel is being offered for sale on a bricks and mortar basis. The contents will be available for purchase by separate negotiation.

Viewing: Please telephone 01228 510552



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Residential

17

3 Caldersyde, The Banks, Seascale, Cumbria CA20 1QJ

***GUIDE PRICE:**

£75,000+ (plus fees)

3 storey terraced property with 6 en-suite bedrooms

A spacious, three storey terraced property with garden and garage situated in this sought after coastal village close to the Lake District National Park. The property is currently used as an annex to the nearby Calder House Hotel and comprises 6 en-suite bedrooms which are well appointed and fully furnished. The hotel is also for sale in the auction as a separate lot.

Description:

Ground Floor: 2 en-suite bedrooms and kitchen

1st Floor: 2 en-suite bedrooms **2nd Floor:** 2 en-suite bedrooms

Outside: Rear garden with garage - see title plan.

Planning: The property is currently used as an annex to the nearby Calder House Hotel. Change of use would be required to convert back to a residential property if required. Interested parties should make their own enquiries to Copeland Borough Council.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating F

18

Residential

38 Clay Street, Workington, Cumbria CA14 2XZ

***GUIDE PRICE:**

£35,000+ (plus fees)

Two bedroomed terraced house

A two bedroomed house within easy reach of the town centre. A good investment property with hall, two reception rooms and two bedrooms in need of some modernisation.

Description:

Vestibule:

Entrance Hall: with stairs off;

Front Sitting Room - 10'3 x 9'9:

Living Room - 13'3 x 11'3:

Kitchen - 8' x 7': with range of units;

Lobby: with outer door;

Front Bedroom :

Rear Bedroom:

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

Energy Performance Certificate (EPC): Current Rating D

19

Residential

8 Mill Street, Frizington, Cumbria CA26 3SQ

***GUIDE PRICE:**

£30,000+ (plus fees)

Two bedroomed terraced house

A mid terraced house in this village with easy access to Whitehaven and the Lake District National Park. A good investment property with two bedrooms, upstairs bathroom and useful basement room.

Description:

Vestibule:

Sitting Room - 14'6 x 13'9 max:

Kitchen - 10'3 x 9'6: with range of units;

Basement Room - 13'9 x 11'9: with outer door;

Front Bedroom - 13'9 x 12' max:

Rear Bedroom - 11'9 x 7'9:

Top floor Bathroom : with bath, basin and WC.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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Redevelopment

Land at Old Brewery, Birks Road, Cleator Moor, Cumbria CA25 5JD

***GUIDE PRICE:**

£15,000+ (plus fees)

Plot of land with potential to develop subject to planning

A plot of freehold land situated on the outskirts of Cleator Moor with fell views to the front.

We understand there was previously a house on this plot. It offers potential for development subject to planning consent. Interested parties should make their own enquiries to Copeland Borough Council.

Viewing: At any reasonable time at own risk



Tenure: See Legal Pack

Local Authority: Copeland Borough Council

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

Additional Fees

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

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

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[*Description on Auction Information page](#)

Residential

7 Bolton Street, Workington, Cumbria CA14 2SL

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Mid terraced property in need of refurbishment

Two bedroom terraced property located close to the town centre. In need of refurbishment but does benefit from recently fitted double glazing. Good investment property.

Description:

Entrance: Vestibule

Front Dining Room 11'3 x 9'3:

Rear Living Room 13'3 x 11'3:

Kitchen 11'9 x 7'3: with access to the rear yard

First Floor : Landing

Front Bedroom 12'9 x 11'3:

Rear Bedroom 10' x 9'9:

Bathroom 9'3 x 7'3:

Outside: Rear yard

Viewing: Please telephone 01228 510552



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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[*Description on Auction Information page](#)

22

Residential**6 Lamb Lane, Egremont, Cumbria
CA22 2AH*****GUIDE PRICE:****£30,000+ (plus fees)****Investment property – 2 bed terraced house in town centre**

A two bedroomed terraced house with combi gas central heating conveniently situated in a side street just off the town centre. A good investment property with sitting room and kitchen and shower room downstairs and two bedrooms upstairs.

Description:**Sitting Room** – 12' x 8'9:**Kitchen** – 7'9 x 7'9 :**Lobby :****Shower Room** – 6' x 4'9 : with shower, basin and WC;**Front Bedroom** – 12' x 9'3:**Rear Bedroom** – 8' x 7'6:**Viewing:** Please telephone 01228 510552**Additional Fees****Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.**Tenure:** See Legal Pack**Local Authority:** Copeland Borough Council**Energy Performance Certificate (EPC):** Current Rating G
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Tenure: See Legal Pack
Local Authority: Carlisle City Council
Energy Performance Certificate (EPC): Current Rating D

Residential Investments

4 High Garth Court, Carlisle, Cumbria CA2 4LZ

***GUIDE PRICE:**

£35,000 - £45,000 (plus fees)

Residential investment - 12% gross yield

A purpose built, self contained, two bedroomed first floor flat with parking space situated on the south side of town. A good investment property with a share of the freehold included (see lease within the legal pack). The property is currently let on an Assured Shorthold Tenancy returning a 12% gross yield at mid guide price. Hall, sitting room, kitchen, two bedrooms and bathroom.

Description:

Entrance Hall :

Sitting Room - 13' x 12':

Kitchen - 10'6 x 9': with range of units;

Rear Bedroom - 12'3 x 10'3':

Front Bedroom - 12'9 x 9':

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

Outside: Parking space at rear.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)



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

Garage

Garage to the rear of 17 Tullie Street, Carlisle, Cumbria CA1 2BA

***GUIDE PRICE:**

£30,000+ (plus fees)

Large, brick built lock up garage

A large, brick built, lock up garage conveniently situated with easy vehicular access behind Tullie Street, just off Warwick Road. The garage is offered with vacant possession and measures 28'6 x 18' deep internally.

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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[*Description on Auction Information page](#)

Andermatt, Kirkby Thore, Cumbria CA10 1UD

*GUIDE PRICE: **£155,000+** (plus fees)



Development opportunity in this popular village

Spacious three bedroom detached bungalow located in the village of Kirkby Thore, just off the A66 between Penrith and Appleby. Comprises: hallway, kitchen, two reception rooms, three bedrooms, inner hall and shower room. Off street parking, garage and gardens with spectacular views over the countryside and the Pennines. This property is part non-standard construction and would benefit from some structural repair, however this is an ideal development opportunity which would suit the developer or home owner looking for a project.

Description:

Entrance Hall: with storage cupboards and door to the garage
Kitchen 12'6 x 9'9: with wall and base units, storage cupboard
Dining Room 16'6 x 12':
Lounge 17' x 14'3 max: with a box bay window
Inner Hall: with a door to the rear garden
Bedroom One 13'9 x 11'9
Bedroom Two 14'6 x 9'
Bedroom Three 10'9 x 8'6

Tenure: See Legal Pack

Local Authority: Eden District Council

Energy Performance Certificate (EPC): Current Rating E

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

Outside: Off street parking, garage, lawn and shed to the front. Patio area and gardens to the rear.

Viewing: Please telephone 01228 510552

Joint Agent:



Additional Fees

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

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

26

Residential**26 Findlay Place, Workington,
Cumbria CA14 2XG*****GUIDE PRICE:****£35,000 - £45,000 (plus fees)****Spacious end terrace house near town centre**

A spacious, two bedroomed end of terrace house with combi gas central heating, uPVC double glazing and first floor bathroom conveniently situated close to the railway station and town centre.

Description:**Vestibule:****Sitting Room - 14'9 x 12' :****Dining Kitchen - 17'6 x 6'9:** with range of units and breakfast bar;**Inner Hall:** with stairs off;**First Floor Landing:****Front Bedroom - 17'9 max x 8'3:** with built in cupboard;**Rear Bedroom - 11' x 9'6':****Bathroom - 9'3 x 7'9:** with bath, basin and WC;**Outside:** Walled rear yard.**Viewing:** Please telephone 01228 510552**Tenure:** See Legal Pack**Local Authority:** Allerdale Borough Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential

3 Colville Street, Denton Holme, Carlisle, Cumbria CA2 5HT

***GUIDE PRICE:**

£55,000+ (plus fees)

2 bedroomed terraced house in Denton Holme

A terraced house situated in the popular area of Denton Holme with good range of services close on hand and within easy reach of the City centre.

A good first time buy or buy to let property with hall, two reception rooms, two bedrooms, combi gas central heating and uPVC double glazing.

Description:

Entrance Hall : with stairs off;

Front Sitting Room - 12' x 11';

Living Room - 13'6 x 12';

Kitchen - 8'9 x 6'9;

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

Front Bedroom - 13'9 x 12'3;

Rear Bedroom - 13'9 x 12'3;

Outside: Rear yard.

Viewing: Please telephone 01228 510552



Tenure: See Legal Pack

Local Authority: Carlisle City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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or email cumbria@auctionhouse.co.uk

28

Commercial

Fairfield House, Station Road, Cockermouth, Cumbria CA13 9RS

*GUIDE PRICE:

£95,000+ (plus fees)

Development property with car parking in town centre

A vacant, two storey development property with car parking for several cars situated at the top of Station Road next to Sainsburys. The property extends to approx 1500 sq ft over two floors and is suitable for a variety of uses subject to planning permission. Interested parties should make their own enquiries to Allerdale Borough Council.

Description:

Ground Floor - 50' x 15' overall: with two doors to the front;

First Floor : with partitioned off store.

Outside: Large forecourt with parking space for several cars.

Viewing: Please telephone 01228 510552

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

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LEGAL PACKS



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AUCTION
HOUSE
CUMBRIA



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

29

Residential

**104 Blake Street, Barrow in
Furness, Cumbria LA14 5UE**

***GUIDE PRICE:**

£45,000+ (plus fees)

Spacious terrace with two bedrooms

A spacious terraced property with attractive bay window front in a residential area. The accommodation would benefit from some improvements and comprises: hall, lounge diner and kitchen. Two bedrooms and first floor bathroom.

Description:

Entrance Hall:

Lounge/ Dining Room 21'9 x 11'3:

Kitchen 9' x 7':

First Floor:

Bedroom One 12'6 x 15'3:

Bedroom Two 13'3 x 9'9:

Bathroom 9' x 7':

Viewing: Please telephone 01228 510552

Additional Fees

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

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



30

Residential

39 Worcester Street, Barrow in Furness, Cumbria LA13 9RU

***GUIDE PRICE:**

£35,000+ (plus fees)

Two bedroom mid terraced property

Partly stripped two bedroom house with uPVC double glazing and gas central heating. Comprises: 2 reception rooms, kitchen and shower room to the ground floor, 2 bedrooms and bathroom (off 2nd bedroom) to the first floor. Rear yard. Good investment property.

Description:

Reception Room One:

Reception Room Two:

Kitchen:

Shower Room:

First Floor:

Bedroom One:

Bedroom Two : leading to Bathroom

Outside: Rear yard

Viewing: Please telephone 01229 839090



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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

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31

Residential

77 Steel Street, Askam in Furness, Cumbria LA16 7BP

***GUIDE PRICE:**

£45,000+ (plus fees)

End terrace in a popular location

An end terrace property in a sought after location. The accommodation would benefit from some cosmetic improvements and has gas central heating and uPVC double glazing.

Description:

Vestibule:

Front Reception 11'9 x 11'3: with log burner

Rear Reception 11' x 6'6: with stairs to first floor

Kitchen 10'6 x 6'6: fitted galley style kitchen

Wet Room 6'6 x 6': with shower, WC and wash hand basin

First Floor:

Bedroom 12'3 x 11'3

Bedroom 12'3 x 9'3: with door to:

Bathroom 10'3 x 6'6: with bath, WC and wash hand basin

Outside: Rear yard

Viewing: To view please call 01229 839090



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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32

Residential**5 Paradise Street, Barrow in Furness, Cumbria LA14 2HT*****GUIDE PRICE:****£35,000 - £45,000 (plus fees)****Three bedroom mid terrace house**

This substantial three bed mid terrace house over three floors. Benefits from uPVC double glazing and gas central heating. Rear yard.

Description:**Entrance Hall:**

Lounge/ Diner 27' x 12'3: with under stairs cupboard, two radiators, uPVC windows front & rear

Kitchen : with a range of wall and base units, combi boiler, uPVC window and door to rear

Bathroom 15' x 9': with pedestal sink, shower over bath, WC, radiator and uPVC window

Bedroom 14' x 13': with uPVC window and radiator

Bedroom 14' x 13': with uPVC window and radiator

Bedroom 14'9 x 9'6 : with uPVC window and radiator

Viewing: Please telephone 01229 821004

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

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**Description on Auction Information page*

Next Auction Date 20th February 2020

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**AUCTION
HOUSE
CUMBRIA**



Residential

18 School Street, Barrow in Furness, LA14 2JN

***GUIDE PRICE:**

£55,000+ (plus fees)

Investor/Developer Opportunity

A large town house close to the Town Centre. The accommodation is over four floors that are partially refurbished. The building could be finished off to contain three apartments (which was its last use) or as a HMO with 6 en-suite rooms (planning permission in place – see legal pack)

Description:

Ground Floor: Lounge 14'3 x 11'3; Kitchen 8'9 x 5'9; Bedroom 14' x 11'; En-suite 5'6 x 4'3; WC

First Floor: Lounge/Kitchen 15' x 14'; Bedroom 14' x 9'; Bathroom 8'9 x 6'; WC

Second Floor: Lounge/Kitchen 15' x 13'9; Bedroom 14' x 8'6; Shower Room 8' x 2'6

Basement: Accessed from stairs in the WC. Good ceiling height – potential for development

Planning Permissions Granted:

Change of use and conversion from 3 flats to a HMO with six en-suite bedrooms (Ref: B20/2017/0069)

Listed building consent for repair and replacement works to a Grade II listed building (Ref: B23/2017/0070)

Viewing: To view please call 01228 510552

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Residential

7 Hare Lane, Barrow in Furness, Cumbria LA13 9LL

***GUIDE PRICE:**

£95,000+ (plus fees)

Two bedroom semi detached house

Two bedroom semi detached house in a much sought after area, close to schools and a short drive from Barrow town centre. The property requires some basic updating and will be of interest to the investor and owner occupier alike.

Description:

Entrance: Vestibule with radiator

Lounge 17' x 13'6: with gas fire, under stairs cupboard

Dining Room 13'9 into the bay x 13'6:

Breakfast Kitchen 21'3 x 6'9: with a range of wall and base units, uPVC door leading to the garden **Study 13'9 x 8'6:**

Bedroom 12'3 x 10'6: Bedroom 13'6 x 8'3: with shower cubicle

Bathroom 9'6 x 4'6: with pedestal sink, WC and bath

Outside: Garden and drive with carport to the front, lawned garden with patio & shed to the rear.

Viewing: Please telephone 01228 510552

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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**AUCTION
HOUSE**

Commercial/Industrial

Warehouse on corner of Paradise Street/
Storey Sq, Barrow in Furness LA14 2HT

*GUIDE PRICE:

£25,000+ (plus fees)**2 storey commercial premises**

Situated close to the town centre with a variety of offices/storage rooms. Excellent potential for further development, and would make an ideal investment property.

Description:

Ground Floor 27' x 40' plus 20' x 26': Divided into a variety of storage rooms and offices

First Floor 27' x 40': Divided into a variety of storage rooms and offices

Viewing : Please telephone 01229 825636

Joint Agent:

**Additional Fees**

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

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

Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating F

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*Description on Auction Information page

B

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

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The Roost, Church Hill, Hawkshead, Ambleside, Cumbria LA22 0PQ

*GUIDE PRICE: **£350,000+** (plus fees)



Attractive three bedroom barn conversion

An attractive, attached barn conversion benefiting from improvements in recent years including re-wiring, plastering, plumbing, new kitchen and bathroom. The accommodation includes two reception rooms, three bedrooms and two bathrooms. Set in a manageable, attractive garden with double garage/games room.

The property would make an ideal permanent home or holiday home/investment. Located close to the centre of the picturesque village of Hawkshead, convenient for the village amenities including shops, cafes, post office, church, public houses and primary school.

Description:

Porch into hall; with plumbing for washing machine

Bedroom 15'9 x 12'11: dual aspect room

Bedroom 10'9 x 10'1

Bedroom 15'2 x 10'3

Shower Room: a white three piece suite comprising shower cubicle, wash hand basin and WC.

First Floor:

Lounge/Dining Room 15'5 x 14'10: opens to

Living Room 15'9 x 13'1: triple aspect room with patio doors to rear garden

Kitchen 10'3 x 9'6: a range of modern wall and base units with stainless steel sink. Integrated fridge, freezer and dishwasher.

Bathroom: a four piece white suite comprising panelled bath with shower attachment, shower cubicle, WC and wash hand basin. Heated towel rail.

Double Garage/Games Room: with wet room and solid oak bar.

Outside: A manageable south facing garden with lawn, mature shrubs and patio. Panoramic views towards Latterbarrow, Grizedale and surrounding countryside.

Please Note: There is a right of way to the front of next door, and also a pedestrian right of way to a neighbouring field at the rear. Please see the legal pack for more information.

Directions: On entering the village from the south, past the main car park turn left into the square. Veer left slightly up the hill towards the Church. The Roost can be found third on the right.

Viewing: To view please call 015394 32220

Joint Agent:





Tenure: See Legal Pack

Local Authority: South Lakeland District Council

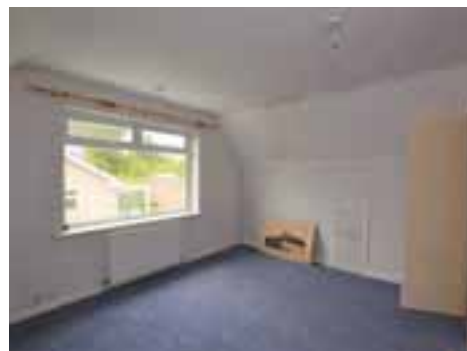
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

Altana, 2 Slop Lane, Stainton with Adgarley, Cumbria LA13 0NJ

*GUIDE PRICE: **£145,000+** (plus fees)**Spacious four bedroom house in a popular village**

A four bedroom semi detached property situated in the popular village of Stainton. The accommodation does require some modernisation, and comprises: hall, lounge, kitchen, conservatory, bathroom and two bedrooms. To the first floor are two further bedrooms. Front and rear gardens. Drive leading to garage.

Description:**Entrance Hall:**

Lounge 22'3 x 14'1: with uPVC double glazed window and two radiators. Stairs to first floor.

Kitchen 13'6 x 10'6: with a range of units and breakfast bar. Sink, electric hob and boiler. uPVC double glazed window.

Conservatory 9'3 x 6'6:

Bathroom 6'3 x 6'3: Comprising bath with shower attachment and wash hand basin. Radiator.

Separate WC

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

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

First Floor: with storage cupboards

Bedroom 14'6 x 10'9: with uPVC double glazed window, radiator and built in wardrobe.

Bedroom 14'3 x 13': with uPVC double glazed window and radiator.

Outside: Front and rear gardens. Drive leading to detached single garage.

Viewing: To view please call 01229 825333

Joint Agent:

CorrieandCo
Independent Estate Agents

Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating E

38

Residential

Sandacre Cottage, Bardsea, Ulvertson, Cumbria LA12 9QU

***GUIDE PRICE:**

£115,000+ (plus fees)

Well presented cottage with open views

A three bedroom cottage in a popular village location, ready for immediate occupation and is ideal for a home owner, holiday home for personal use or added to a portfolio. Would also be perfect for residential let. The accommodation is modernised throughout with sea views from the Juliet balcony and an open countryside aspect to the front.

Description:

Porch; Lounge/Dining Room 10' x 21'3; Kitchen 15'9 x 7'3

First Floor : Landing with stairs to 2nd floor

Bathroom 8'6 x 7'5; Bedroom 10'3 x 9'7

Second Floor : With stairs to Attic

Bedroom 10'3 x 8'6; Bedroom 10'3 x 9'9

Attic Room 10'4 x 8'9:

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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*Description on Auction Information page

Thinking of purchasing a property at auction?

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**POOLE
TOWNSEND**

Flat 4 Ravenscourt, Lindale Road, Grange over Sands, Cumbria LA11 6EL

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



Two bedrooms first floor apartment

A well proportioned first floor apartment in a pleasant location on the outskirts of Grange over Sands. Easy access to the Lake District National Park and the M6 Motorway.

The accommodation has double glazing and electric heating and comprises; hall, open plan lounge kitchen, two bedrooms and bathroom. Allocated parking.

Description:

Entrance Hall: with electric heaters and built in storage cupboards. One with plumbing for washing machine and one house the hot water cylinder.

Open Plan Living area 21'3 x 13': with double glazed door and windows onto balcony and electric heaters.

Kitchen: with a range of wall and base units, stainless steel sink and electric hob and oven.

Bedroom 13' x 9'3': with double glazed window, electric heater and built in wardrobe.

Bedroom 11'9 x 8'9': with double glazed window, electric heater and built in wardrobe.

Bathroom 8'6 x 6'9': a four piece suite comprising bath, shower cubicle with electric shower, wash hand basin and WC.

Outside: Allocated parking spaces.

Viewing: To view please call 015395 33335

Joint Agent:



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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**AUCTION
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01228 510 552

cumbria@auctionhouse.co.uk

Maiden Holme, Lindeth Drive, Bowness on Windermere, Cumbria LA23 3JF

*GUIDE PRICE: **£435,000+** (plus fees)



Three bedroom detached property set in generous grounds

A detached property occupying in a pleasant location in a popular residential area within the Lake District National Park. Easy access to all the local amenities in Windermere and Bowness, and the unlimited Lake District attractions.

The accommodation would benefit from some upgrading and has oil fired heating, partial double glazing and has many features and offers great potential

Description:

Entrance Hall

Sitting Room 19'6 x 11'1: with two double glazed windows, cast-iron radiator and freestanding multi fuel stove set on the stone fireplace.

Kitchen 11'9 x 13'9: with a range of wall and base units, sink unit, Aga range cooker and space for fridge freezer. Plumbing for washing machine and double glazed window.

Dining Room 14' x 9': with double glazed window, cast-iron radiator and bi-fold doors to garden room.

Garden Room 12'3 x 8': with single glazed bi-fold doors to patio.

Boiler Room 9'6 x 1'9: with oil central heating boiler, light and power. Single glazed window.

WC: with basin and WC. Single glazed window.

First Floor: Landing with window and airing cupboard.

Bedroom 19'9 x 10': with double glazed window, single glazed window, cast-iron radiator and built in wardrobe.

Bedroom 16' x 10': with double glazed window with views of Lake Windermere, single glazed window and cast-iron radiator.

Bedroom 10' x 9'9: with double glazed window, single glazed window, cast-iron radiator and built in cupboards.

Bathroom 9' x 6'3: with three piece suite comprising WC, wash hand basin and corner bath with shower over. Double glazed window and radiator.

Attached Garage 15'6 x 10'6: with bi-fold doors

Detached Garage 19'3 x 11': with bi-fold doors and single glazed window

Summer House 12'3 x 12'3:

Covered Store 13'6 x 13'2:

Outside: The property is set within substantial grounds with a variety of mature trees and established shrubs, included a wooded area and pond.

Viewing: To view please call 015394 47825

Joint Agent:





Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating D

41

Residential

107A Duke Street, Barrow in Furness, Cumbria LA14 1RH

***GUIDE PRICE:**

£30,000+ (plus fees)

Three bedroom town centre maisonette

A Town centre maisonette with three bedrooms presented over the first and second floors. Well presented with modern fixtures and fittings, gas central heating and uPVC double glazing.

Description:

Hall: Shared ground floor entrance with stairs to first floor.

Lounge Diner 16'9 x 13'9: with oak fire surround and large windows

Kitchen 10' x 8'9: with a range of wall and base units and black work surface. Gas hob and low level oven with extractor hood. Plumbing for washing machine and space for fridge freezer.

WC:

Second Floor Landing:

Bedroom 14'9 x 9'6: **Bedroom 11' x 7':**

Bedroom 8'9 x 7':

Shower Room 5'9 x 5'6: with shower unit, WC and basin.

Viewings: To view please call 01229 811811

Additional Fees

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Barrow in Furness Borough Council

Energy Performance Certificate (EPC): Current Rating C

41a

Residential

5 Harrogate Street, Barrow in Furness, Cumbria LA14 5JE

***GUIDE PRICE:**

£40,000+ (plus fees)

Mid terraced property in popular area

Located in a popular residential area close to shops, bus routes and local amenities. With gas central heating and double glazing. Comprises: living room and kitchen to the ground floor, bathroom and bedroom to the first floor and an attic room to the second. Rear yard

Description:

Living Room 12'8 x 12'8:

Kitchen 10'6 x 12'8:

Bedroom 12'5 x 15':

Bathroom :

Attic Room 16'6 x 13'3:

Viewing: Please telephone 01228 510552

Additional Fees

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

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

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

auctionhousecumbria.co.uk

[*Description on Auction Information page](#)

24 Beechwood Close, Bowness on Windermere, Cumbria LA23 3AB

***GUIDE PRICE: £155,000+ (plus fees)**



Two bedroom apartment in the heart of the Lake District

A two bedroom ground floor apartment in a quiet cul de sac location with easy access to the amenities in Bowness village and the unlimited Lake District walks. With views towards Lake Windermere and the surrounding fells. An ideal holiday home or holiday let.

Description:

Entrance Hall: with under stairs cupboard

Lounge 15' x 12' plus 11'4" x 5'9": with patio doors leading to balcony with seating area and decking. Views to Lake Windermere and the surrounding fells.

Kitchen 10'9" x 6': with wall and base units, and plumbing for washing machine.

Bedroom 12' x 11': with built in cupboard

Bedroom 12' x 9'6": with built in wardrobes and cupboard housing the hot water cylinder.

Bathroom: with a three piece suite comprising WC, wash hand basin and bath with shower attachment.

Garage 17' x 9'6":

Viewing: To view please call 015394 44461

Joint Agent:



Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

7 Lynslack Terrace, Arnside, Carnforth, Cumbria LA5 0EL

***GUIDE PRICE: £135,000+ (plus fees)**



Traditional stone built end terrace property

Located in the popular village of Arnside. Two bedroom end terrace property offering fabulous potential to alter/ extend or even develop, subject to the necessary planning consent.

In need of full modernisation, the property comprises: hall, two reception rooms, kitchen and conservatory to the ground floor, two bedrooms and bathroom to the first floor. Benefiting from many period features and gas central heating. Outside offers a generous plot of outside space including 2 stores, detached garage and ample off road parking.

Description:

Entrance Hall

Sitting Room 16'10 max x 14'4 max with open fireplace

Dining Room 14' x 12' with tiled fireplace and built in cupboard

Kitchen 9'10 max x 8'4 max with built in pantry cupboard

Conservatory 6'11 x 5'4

First Floor: Landing with built in cupboard

Bedroom 14'3 x 11'11 max

Bedroom 14' x 8'3

Bathroom 10'3 x 7'10

Tenure: See Legal Pack

Local Authority: South Lakeland District Council

Energy Performance Certificate (EPC): Current Rating E

Outside : Small walled garden to the front, off road parking leading to:

Detached garage 21'10 x 12' with up and over door and inspection pit and garden space to the rear

Viewing: Please telephone 01539 815700

Joint Agent:



Additional Fees

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

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

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Proxy

☐

Telephone

☐

Name:

Name of Company (if applicable):

Of (address):

Postcode:

Time at Address:

Tel: Mobile:

Email:

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

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

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

PROPERTY AND BID DETAILS

Lot No.: Property Address:

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

(amount in words):

DEPOSIT (tick as applicable)

Option 1

☐

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

My cheque of £
(amount if applicable)

Made payable to AUCTION HOUSE

Option 2

☐

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

Made payable to AUCTION HOUSE

Option 3

☐

Pay by **debit card**

Card Number:

Valid From:

Expiry Date:

Security Code:

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

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

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

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

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

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

Signed: Date:

Please sign this page and ensure the form overleaf is completed

MEMORANDUM OF SALE



Property Address:

Lot No.

Price:

The Vendor:

The Purchaser:

Post Code:

Tel:

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

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

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

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

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

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic

mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents

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

Financial charge

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

General conditions

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

general conditions.

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1 THE LOT

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

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

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

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

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

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

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

(f) outgoing and other liabilities;

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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- (b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.
- G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. DEPOSIT**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
 - (b) 10% of the price (exclusive of any VAT on the price).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
 - (b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.
- G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.
- G3. BETWEEN CONTRACT AND COMPLETION**
- G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
- (a) produce to the buyer on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim;
- and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.
- G4. TITLE AND IDENTITY**
- G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.
- G4.2 If any of the documents is not made available before the auction the following provisions apply:
- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
 - (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
 - (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
 - (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the documents accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.
 - (e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.
- G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
 - (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.
- G5. TRANSFER**
- G5.1 Unless a form of transfer is prescribed by the special conditions:
- (a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
 - (b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.
- G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- G6. COMPLETION**
- G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.
- G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the seller's conveyancer's client account; and
 - (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.
- G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.
- G6.6 Where applicable the contract remains in force following completion.
- G7. NOTICE TO COMPLETE**
- G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be ready to complete.
- G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:
- (a) terminate the contract;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the lot; and
 - (e) claim damages from the buyer.
- G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:
- (a) terminate the contract; and
 - (b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.
- G8. IF THE CONTRACT IS BROUGHT TO AN END**
- If the contract is lawfully brought to an end:
- (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
 - (b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.
- G9. LANDLORD'S LICENCE**
- G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.
- G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.
- G9.4 The seller must:
- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
 - (b) enter into any authorised guarantee agreement properly required.
- G9.5 The buyer must:
- (a) promptly provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.
- G10. INTEREST AND APPORTIONMENTS**
- G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.
- G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at actual completion date unless:
- (a) the buyer is liable to pay interest; and
 - (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.
- G11. ARREARS**
- Part 1 Current rent**
- G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.
- G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.
- G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.
- Part 2 Buyer to pay for arrears**
- G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.
- G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.
- G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this condition G11 applies where the special conditions:
- (a) so state; or
 - (b) give no details of any arrears.
- G11.8 While any arrears due to the seller remain unpaid the buyer must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
 - (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
 - (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
 - (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
 - (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.
- G12. MANAGEMENT**
- G12.1 This condition G12 applies where the lot is sold subject to tenancies.
- G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.
- G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:
- (a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
 - (b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
 - (c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.
- G13. RENT DEPOSITS**
- G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.
- G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment

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- in which the buyer covenants with the seller to:
- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**
- G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.
- G15. TRANSFER AS A GOING CONCERN**
- G15.1 Where the special conditions so state:
- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
 - (b) this condition G15 applies.
- G15.2 The seller confirms that the seller
- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.
- G15.3 The buyer confirms that:
- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
 - (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the lot as a nominee for another person.
- G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:
- (a) of the buyer's VAT registration;
 - (b) that the buyer has made a VAT option; and
 - (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.
- G15.5 The buyer confirms that after completion the buyer intends to:
- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
 - (b) collect the rents payable under the tenancies and charge VAT on them
- G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:
- (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
 - (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
 - (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.
- G16. CAPITAL ALLOWANCES**
- G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.
- G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.
- G16.4 The seller and buyer agree:
- (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
 - (b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. MAINTENANCE AGREEMENTS**
- G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.
- G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.
- G18. LANDLORD AND TENANT ACT 1987**
- G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. SALE BY PRACTITIONER**
- G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.
- G19.2 The practitioner has been duly appointed and is empowered to sell the lot.
- G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.
- G19.4 The lot is sold:
- (a) in its condition at completion;
 - (b) for such title as the seller may have; and
 - (c) with no title guarantee;
- and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
 - (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.
- G20. TUPE**
- G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.
- G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
 - (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
 - (c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.
 - (d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.
- G21. ENVIRONMENTAL**
- G21.1 This condition G21 only applies where the special conditions so provide.
- G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.
- G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.
- G22. SERVICE CHARGE**
- G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
- G22.2 No apportionment is to be made at completion in respect of service charges.
- G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:
- (a) service charge expenditure attributable to each tenancy;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.
- G22.4 In respect of each tenancy, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.
- G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
 - (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.
- G23. RENT REVIEWS**
- G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.
- G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.
- G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.
- G23.4 The seller must promptly:
- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.
- G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and
- interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. TENANCY RENEWALS**
- G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.
- G24.4 Following completion the buyer must:
- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25. WARRANTIES**
- G25.1 Available warranties are listed in the special conditions.
- G25.2 Where a warranty is assignable the seller must:
- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3 If a warranty is not assignable the seller must after completion:
- (a) hold the warranty on trust for the buyer; and
 - (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.
- G26. NO ASSIGNMENT**
- The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.
- G27. REGISTRATION AT THE LAND REGISTRY**
- G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
 - (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
 - (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:
- (a) apply for registration of the transfer;
 - (b) provide the seller with an official copy and title plan for the buyer's new title; and
 - (c) join in any representations the seller may properly make to Land Registry relating to the application.
- G28. NOTICES AND OTHER COMMUNICATIONS**
- G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.
- G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**
- No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

Sold Properties

Auction: 31st October 2019

64 Main Street, Cleator,
Cumbria

Guide: £10,000+



6-7 Bank Lane, Egremont,
Cumbria

Guide: £10,000 - £15,000



6 Old Smithfield, Egremont,
Cumbria

Guide: £20,000+



44 Lorne Street, Carlisle,
Cumbria

Guide: £60,000 - £70,000



7 Greenmoor Road, Egremont,
Cumbria

Guide: £20,000 - £30,000



35 Hartington Street,
Workington, Cumbria

Guide: £35,000 - £45,000



3 North Road, Egremont,
Cumbria

Guide: £30,000+



22 Sandgate, Penrith, Cumbria

Guide: £125,000+



9 Oakbank, Whitehaven,
Cumbria

Guide: £35,000+



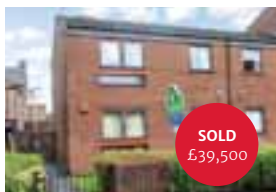
14 Bookwell, Egremont,
Cumbria

Guide: £35,000 - £45,000



28 Dixon Court, Shaddongate,
Carlisle, Cumbria

Guide: £35,000 - £45,000



Raeburn House, Westnewton,
Wigton, Cumbria

Guide: £75,000+



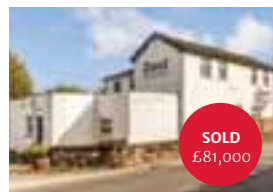
2 High Garth Court, Carlisle,
Cumbria

Guide: £35,000+



Zest, Low Road, Whitehaven,
Cumbria

Guide: £60,000 +VAT



Hill Garth, West Road, Wigton,
Cumbria

Guide: £95,000+



Waverley, Greendykes,
Egremont, Cumbria

Guide: £125,000 - £150,000



13 Manchester Street, Barrow in
Furness, Cumbria

Guide: £36,000+



186 Marsh Street, Barrow in
Furness, Cumbria

Guide: £35,000+



32 Bradford Street, Barrow in
Furness, Cumbria

Guide: £35,000+



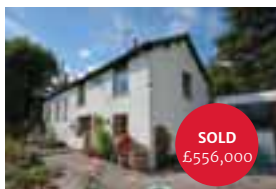
37 Duncan Street, Barrow in
Furness, Cumbria

Guide: £35,000 - £45,000



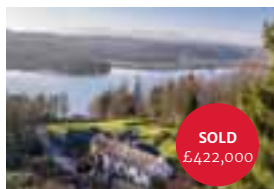
Hillcrest, Townend, Troutbeck,
Cumbria

Guide: £400,000+



The Cottage, Ghyll Head, Bowness
on Windermere, Cumbria

Guide: £395,000+



91 Ramsden Street, Barrow in
Furness, Cumbria

Guide: £55,000+



3 Yewdale Avenue, Barrow in
Furness, Cumbria

Guide: £150,000+



Plots 1 & 2, Beckthorn, Ulverston
Road, Swathmoor, Ulverston,
Cumbria

Guide: £85,000+



209-211 Rawlinson Street,
Barrow in Furness, Cumbria

Guide: £40,000+



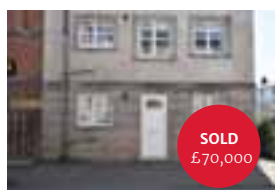
6 Brade Street, Broughton in
Furness, Cumbria

Guide: £85,000+



1 Beckside Court, Fountain
Street, Ulverston, Cumbria

Guide: £60,000+



Flats 1 & 2, Old Stamp House,
Church Street, Ambleside, Cumbria

Guide: £250,000+



The Warehouse, Harley Street,
Barrow in Furness, Cumbria

Guide: £13,500+



Going once...

The most suitable properties for auction include:

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

Auction dates:

20th February 2020

16th April 2020

4th June 2020

23rd July 2020

10th September 2020

29th October 2020

17th December 2020

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