



# Pattinson

## Auction

Midlands & Yorkshire Auction | 12<sup>th</sup> December 2016 | 1:00 pm | NG2 4BE  
North West Auction | Tuesday 14<sup>th</sup> December 2016 | 1:00 pm | PR3 5JB



### Residential Auction House Of The Year

**LOT 37** - Salmon Leap Hotel, Coach Road, Sleights, YO22 5AA

Starting Bid **£390,000**



Let's talk property...

In this issue...

Feature property | A word from the auctioneer | The Negotiator Awards

North West Auction . Preston Marriott Hotel . Broughton Suite . Garstang Road . Broughton . Preston . Lancashire . PR3 5JB  
Midlands & Yorkshire Auction . Nottingham Racecourse . Colwick Park . Nottingham . NG2 4BE



**Justin Beckwith**  
Head of Auction

## A word from our auctioneer Justin...

The festive season is well and truly upon us but the busy elves at Pattinson Auction won't be sitting back and relaxing with a mince pie just yet. Our December auctions have always proven one of the best times of year to buy and sell property. This month we're combining our Midlands and Yorkshire events at The Nottingham Racecourse, we have our North West event at The Preston Marriott Hotel and we've brought our North East auction forward to the 20th December at The Kingston Park Rugby Club. Why not come along and get yourself a bargain property as an early Christmas treat?

Auctions are the ideal way to buy and sell property with speed and security. If you've thought about auction but have any questions or reservations speak with one of our auction experts on 0191 206 9335 or email [auction@pattinson.co.uk](mailto:auction@pattinson.co.uk)

Happy bidding and good luck.

Justin Beckwith MNAVA

## Coming along to the auction?

Come along to speak with one of our specialists who will help you familiarise yourself with the auction process. We advise everyone to arrive early to give you the opportunity to discuss any lots you're interest in with a member of the auction team and to have a look at the legal packs available if you're bidding on an unconditional lot.

### North East

Newcastle Falcons Rugby Club  
NE13 8AF  
Registration 5pm

### North West

The Preston Marriott Hotel  
PR3 5JB  
Registration 1pm

### Midlands & Yorkshire

Nottingham Racecourse  
NG2 4BE  
Registration 1pm

To see how we can help you buy, sell and move call our property specialists on 0191 206 9335 or visit [www.pattinsonauctions.co.uk](http://www.pattinsonauctions.co.uk)

# Upcoming Pattinson Auctions

Let's talk property...

Grab one of the Pattinson Buyers and Sellers guides available in any of the Pattinson Branches across the North East, online at [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk) or at any of the live events across the UK.

Don't miss out...

<p>North East Auction</p>	<p>December <b>20<sup>th</sup></b></p>	<p>January <b>31<sup>st</sup></b></p>	<p>February <b>28<sup>th</sup></b></p>
<p>North West Auction</p>	<p>December <b>14<sup>th</sup></b></p>		<p>February <b>22<sup>nd</sup></b></p>
<p>Midlands &amp; Yorkshire Auction</p>	<p>December <b>12<sup>th</sup></b></p>		<p>February <b>7<sup>th</sup></b></p>

Let's talk property



## Clay Lane, Rochdale OL11 5RQ

We are delighted to offer for sale this detached property situated in a popular residential location in Rochdale offering good access to local amenities including shops, schools and public transport links. The property benefits from wood double glazing & gas central heating. The accommodation comprises briefly of entrance hallway with a staircase leading to the first floor, lounge, dining room, breakfast kitchen, guest WC, first floor landing with loft access via drop down ladders, three bedrooms and a four piece family bathroom. There is an additional room off bedroom two which could be utilised as a fourth bedroom, walk in wardrobe, en-suite, or study to name a few.

Externally to the front is a paved driveway leading to a large garage, lawned garden with planting beds and hedged border. There is side access leading to the private rear garden. The rear garden has a paved patio seating area, hedged borders and wooden garden shed. The property does require some cosmetic modernisation and could make a fantastic family home. Call 0191 425 1512 to arrange your viewing on this lot.

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# Feature Property

December 2016



Clay Lane, Rochdale, Greater Manchester, OL11 5RQ

- Detached Property
- Four Bedroom Property
- Lounge and Dining Room
- Breakfast Kitchen
- Driveway and Garage

Lot 26

Starting Bid £145,000

01706 515161 Royal Fox Rochdale



Let's talk property

# Midlands & Yorkshire Auction

## Monday 12<sup>th</sup> December

# North West Auction

## Wednesday 14<sup>th</sup> December

### Midlands & Yorkshire Index

Lot   Address	Starting Bid	Lot   Address	Starting Bid
5 Alfreton Road, Codnor, Ripley, Derbyshire, DE5 9QY	£110,000	31 Longmeadow Gardens, Birdham, Chichester, PO20 7HP	£310,000
49 Allington Garden, Boston, Lincolnshire, PE21 9DP	£110,000	24 Lyndhurst Road, Sneinton, Nottingham, NG2 4FW	£70,000
17 Avenue Rouen, Scunthorpe, Lincolnshire, DN15 8ER	£190,000	53 Main Road, Jacksdale, Nottingham NG16 5JU	£150,000
19 Azara Parade, Bracklesham, Chichester, Chichester, PO20 8HP	£125,000	39 Mansfield Road, Worksop, S80 3AB	£100,000
2 Bath Street, Ilkeston, Derbyshire, DE7 8AP	£45,000	30 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AR	£255,000
25 Beacon Way, Sneaton, Whitby, YO22 5HR	£190,000	51 Moorbridge Lane, Stapleford, Nottingham NG9 8GT	£90,000
55 Bellhouse Road, Sheffield, S5 ORD	£45,000	41 Moseley Road, Annesley, Nottingham, NG15 0AB	£65,000
4 Birchwood Court, Bessacarr, Doncaster, DN4 6TA	£250,000	16 Nottingham Road, Eastwood, Nottingham NG16 3NQ	£55,000
20 Blake Street, Ilkeston, DE7 8GP	£60,000	45 Nottingham Road, Eastwood, Nottingham, NG16 2AQ	£130,000
9 Blythe Road, Coleshill, Birmingham, Warwickshire, B46 1AE	£65,000	57 Park Avenue, Perry Street, Hull, HU3 6AJ	£35,000
3 Caygill Terrace, Halifax, West Yorkshire, HX1 2RB	£40,000	22 Primrose Drive, Burbage, Hinckley LE10 2SL	£130,000
1 Clay Flat Lane, New Rossington, Doncaster, DN11 0BA	£58,000	33 Queens Gardens, Birmingham, West Midlands, B23 5HT	£120,000
35 Commercial Street, Casnewydd, Newport, NP20 1LX	£155,000	46 Querneby Road, Nottingham, NG3 5HY	£85,000
36 Cross Street, Garthorpe, Scunthorpe, Lincolnshire, DN17 4SD	£42,000	54 Ramsden Road, Hexthorpe, Doncaster, DN4 0BW	£40,000
10 Devonshire Villas, Wellsted Street, Hull, HU3 3BA	£34,000	23 Robertson Square, Stainforth, Doncaster, DN7 5DL	£45,000
43 Doncaster Road, Darfield, Barnsley, S73 9HX	£33,000	6 Royston Avenue, Bentley, Doncaster, DN5 9RB	£55,000
58 Donner Crescent, Ilkeston, Derbyshire, DE7 8SQ	£45,000	8 Salisbury Street, Long Eaton, Nottingham, NG10 1BA	£85,000
40 East Common Lane, Scunthorpe, Lincolnshire, DN16 1HJ	£60,000	37 Salmon Leap Hotel, Coach Road, Sleights, Whitby, YO22 5AA	£390,000
7 Fern Avenue, Middleburg Street, Hull, HU9 2QP	£35,000	52 Sherburn Street, Hull, HU9 2LB	£65,000
44 Folkestone Avenue, Folkestone Street, Hull, HU5 1BU	£35,000	15 Spring Cottage, Kelfield, York, YO19 6RJ	£330,000
18 Glass House Hill, Codnor, Ripley, Derbyshire, DE5 9QT	£70,000	34 The Avenue, Bentley, Doncaster, Doncaster, DN5 0NR	£48,000
50 Greek Street, Hull, HU3 6DE	£59,000	14 The Close, East Wittering, Chichester, West Sussex, PO20 8FT	£300,000
32 Harstoft Avenue, Worksop, S81 0HS	£100,000	11 The Piggery Wistowgate, Cawood, Selby, YO8 3SL	£400,000
27 High Street, Kirton Lindsey, Gainsborough, DN21 4LU	£260,000	26 Thorpe Place, Doncaster Road, Goldthorpe, Rotherham, S63 9HL	£600,000
38 Hilda Street, Boston, Lincs, PE21 9DD	£90,000	29 Toll Bar House North Road, North Muskham, Newark, NG23 6HS	£260,000
12 Hurst Road, Earl Shilton, Leicester, Leicestershire, LE9 7FG	£65,000	13 Victoria Street, Greetland, Halifax, West Yorkshire, HX4 8DF	£95,000
28 John Street, Ilkeston, Derbyshire, DE7 8GL	£50,000	48 Wharf Road, Crowle, Scunthorpe, Lincolnshire, DN17 4HU	£130,000
21 Kemley House, Ferensway, Hull, HU2 8NY	£48,000	42 Wulfric Road, Sheffield, S2 1GW	£80,000
47 Latham Street, Nottingham, NG6 8HQ	£70,000		

To see how we can help you buy, sell and move call our property specialists on 0191 206 9335 or visit [www.pattinsonauctions.co.uk](http://www.pattinsonauctions.co.uk)

## North West Auction Index

Lot   Address	Starting Bid	Lot   Address	Starting Bid
3 Annis Street, Preston, Lancashire, PR1 4XU	£60,000	25 Limefield Street, Accrington, Lancashire, BB5 2AF	£925,000
5 Barn Flatt Close, Higher Walton, Preston, PR5 4HW	£135,000	7 Low Mill, Caton, Lancaster, Lancashire, LA2 9HY	£85,000
21 Bartlett Street, Liverpool, Merseyside, L15 0HN	£45,000	14 Low Mill, Caton, Lancaster, Lancashire, LA2 9HY	£75,000
1 Bold Street, Accrington, Lancashire, BB5 6RH	£31,000	16 Manor House Lane, Preston, Lancashire, PR1 6HP	£90,000
9 Chorley New Road, Bolton, Greater Manchester, BL6 7QJ	£90,000	6 Middleton Way, Fairfield Road, Middleton, Manchester, M24 4FZ	£475,000
8 Church Street, Preston, Lancashire, PR1 3DH	£110,000	27 Kelvin Street, Ashton-under-Lyne, Greater Manchester, OL7 0JT	£45,000
26 Clay Lane, Rochdale, Greater Manchester, OL11 5RQ	£145,000	13 Old Lane, Chadderton, Oldham, Greater Manchester, OL9 7JQ	£65,000
22 Dineley Street, Church, Accrington, Lancashire, BB5 4JG	£30,000	4 Pinfold Lane, Lancaster, Lancaster, LA1 2UT	£70,000
24 Eafield Avenue, Milnrow, Rochdale, Greater Manchester, OL16 3UN	£115,000	20 St. Marys Road, Heysham, Morecambe, Morecambe, LA3 2PP	£115,000
17 Finella Rossett Road, Trevalyn, Wreccsam, Wreccsam, LL12 0DQ	£400,000	10 The Common, Adlington, Chorley, Lancashire, PR7 4DR	£280,000
19 Flat B Prescott Road, St. Helens, Merseyside, WA10 3HF	£70,000	18 Thornton Lodge Heath Lane, Childer Thornton, Ellesmere Port, Cheshire, CH66 5NZ	£550,000
23 Gordon Way, Heywood, Manchester, Lancashire, OL10 3PP	£45,000	11 Tynwald Street, Oldham, Greater Manchester, OL4 1NP	£50,000
15 Guildford Road, Southport, Merseyside, PR8 4NF	£70,000	2 Websters Yard Highgate, Kendal, Cumbria, LA9 4HA	£30,000
12 Liver House Liverpool Road, Eccles, Manchester, M30 7HD	£925,000		



Let's talk property

## Definition of Auction Terms

We know technical terminology isn't the greatest thing to get your head around, so here at Pattinson Auctions we have done our best to simplify this with our simple key system. The letters are on all of our lots so you know exactly what you are bidding on.



### Conditional Lots

Upon the fall of the gavel the buyer shall...

- Exchange contracts within 28 days
- Complete the purchase within an additional 28 days of the exchange
- A non-refundable £3,600 deposit
- Pay an administration fee of £780 (inc VAT)



### Unconditional Lots

Upon the fall of the gavel the buyer shall...

- Exchange of contracts on the fall of the hammer. Special conditions may apply
- The sale must complete within 28 days
- A 10% deposit must be paid subject to a minimum of £3,600
- Pay an administration fee of £780 (inc VAT)



### Conditional Lots - Reservation Fee \*

Upon the fall of the gavel the buyer shall...

- Pay a non-refundable 5% plus VAT Reservation Fee. (to a minimum of £6,000 inc VAT)
- Exchange contracts within 28 days.
- Complete the purchase within an additional 28 days of the exchange.



### Unconditional Lots - Reservation Fee \*

Upon the fall of the gavel the buyer shall...

- Exchange contracts immediately.
- Pay a 5% Deposit and a 5% Reservation Fee. (to a minimum of £6,000 inc VAT)
- Be legally bound to buy the property / lot and the vendor is legally bound to sell.
- The sale must complete within 28 days.

\* Reservation fee denotes a different set of charges to the regular auction lots. Reservation fee lots will be either Unconditional or Conditional the reservation fee does not contribute toward the purchase price. Please read the differences between these auction formats carefully above so you understand the associated costs of each one and the requirements of each auction. If you have any questions please don't hesitate to ask a member of staff on the day.

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## Unsure of Auctions?

### What is the difference between a start bid and a reserve price?

A starting bid is simply the price the bidding begins at. The reserve price is the undisclosed amount the seller would accept for the property. The reserve ensures the property cannot be sold for less than the seller is prepared to accept. The reserve and starting bid are subject to change. The starting bid may be a price that the property cannot be sold for.

### What is the difference between a conditional and unconditional auction?

An unconditional auction is what most people understand an auction to be i.e. the property is sold on the fall of a hammer. A Pattinson Auction innovation is the conditional auction which gives both parties 28 days (unless otherwise agreed) to exchange contracts on the property following the fall of the hammer, providing sellers and buyers with a fixed time scale for the sale.

### What payment methods do you accept?

We accept debit or credit cards and BACS transfer (3% surcharge on credit cards). We do NOT accept cheque payments. Alternatively cleared funds may be banked with Keith Pattinson prior to the auction which would be refunded the day after the auction if unsuccessful.

## How to bid



### In Person

Come along to our auction



### Proxy Bid

If you can't attend the auction we can bid on your behalf



### Online

Bid on a property on our website



### Phone

We can telephone you from the auction room and bid on your behalf

Let's talk property

The Piggery, Wistowgate, Selby YO8 3SL



Starting Bid **£400,000**

Feature  
Property

Pattinsons are delighted to offer this four bedroom barn conversion set in the popular village of Cawood nestled between the Historic City of York and the market town of Selby, this exceptional four bedroom barn conversion offers spacious living accommodation and retains many of the original features adding to the charm of this family home. The high quality features include Heritage bathroom & shower room fittings.



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# Midlands & Yorkshire Auction

12<sup>th</sup> December 2016

1:00pm Registration - 2:00pm Start

**Nottingham Racecourse**

Colwick Park

Nottingham

NG2 4BE

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Clay Flat Lane, New Rossington, DN11 0BA

- Semi Detached Property
- Three Bedrooms
- Separate Dining Room
- Gas Central Heating and Double Glazing
- Garden
- Potential Rental Income £5,100 PA

Lot  
1

EPC - C

Starting Bid £58,000

01302 327341 Portfield Garrard & Wright

UR



Bath Street, Ilkeston, DE7 8AP

- Semi-Detached Property
- Two Bedrooms
- Quiet Location
- Conservatory
- Garden
- Potential Rental Income £5,400 PA

Lot  
2

EPC - E

Starting Bid £45,000

0330 113 4751 Manor House Properties

UR



Caygill Terrace, Halifax, HX1 2RB

- Terraced Property
- One Bedroom
- Gas Central Heating and Double Glazing
- Close to Amenities
- Potential Rental Income £4,800 PA

Lot  
3

EPC - E

Starting Bid £40,000

01422 370320 Dawson Estates

UR

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Birchwood Court, Bessacarr, DN4 6TA

Lot 4

- Detached Bungalow
- 3/4 Bedrooms
- Private Mature Gardens
- Double Garage
- Exclusive Location
- Gas Central Heating

EPC - F

Starting Bid £250,000

UR

01302 327341 Portfield Garrard & Wright



Alfreton Road, Codnor, DE5 9QY

Lot 5

- Detached Bungalow
- Two Bedrooms
- Gas Central Heating and Double Glazing
- Off Road Parking
- Garden To The Rear
- Potential Rental Income £6,600 PA

EPC - B

Starting Bid £110,000

UR

01773 769751 Freckleton Brown



Royston Avenue, Bentley, DN5 9RB

Lot 6

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Ideal Investment Opportunity
- Enclosed Rear Garden
- Potential Rental Income: £6,000 PA

EPC - D

Starting Bid £55,000

UR

01302 818080 Hattersley Estate Agents

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Fern Avenue, Middleburg Street, HU9 2QP

- Terraced Property
- Two Bedrooms
- Secluded Location
- Fitted Kitchen With Integrated Oven
- Ideally Located for East Hull Amenities
- Potential Rental Income: £4,200 PA

Lot  
7

EPC - D

**Starting Bid £35,000**

01482 313 200 Codys

UR



Salisbury Street, Long Eaton, NG10 1BA

- Semi-Detached
- Three Bedrooms
- Three Storey
- Two Reception Rooms
- Enclosed Courtyard
- Potential Rental Income £5,940 PA

Lot  
8

EPC - E

**Starting Bid £85,000**

01159 608 822 Saint Properties

UR



Blythe Road, Coleshill, B46 1AE

- Apartment
- Two Bedrooms
- Lounge
- Kitchen
- Close to Amenities
- Potential Rental Income £6,900 PA

Lot  
9

EPC - F

**Starting Bid £65,000**

0121 745 5599 Martin and Co: Solihull

UR

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Devonshire Villas, Wellsted Street, HU3 3BA

- Mid Terrace Property
- Three Bedrooms
- Downstairs Bathroom
- Regular Transport Links
- Close to Local Amenities
- Potential Rental Income £4,500 PA

Lot  
10

EPC - D

Starting Bid £34,000

01482 319200 Codys

UR



The Piggery Wistowgate, Wistowgate, Cawood, YO8 3SL

- Barn Conversion
- Four Bedrooms
- Sought After Village
- Shared Gravelled Driveway Leading To Parking Area
- Patio Area To The Rear
- Potential Rental Income £18,000 PA

Lot  
11

EPC - D

Starting Bid £400,000

01904 638999 Northwood

UR



Hurst Road, Earl Shilton, LE9 7FG

- Terraced Property
- Two Bedrooms
- On Street Parking
- Requires Modernisation
- Investment Opportunity
- Potential Rental Income £6,300 PA

Lot  
12

EPC -

Starting Bid £65,000

01455 612613 Picker Elliott

UR

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Victoria Street, Greetland, HX4 8DF

- Shop with Residential Accommodation
- A5 Use Class
- Full Commercial Fish & Chip Bar
- Two Bedrooms With Garden To Rear
- High Level of Passing Trade
- Prominent Location

Lot  
13

EPC - F

Starting Bid £95,000

01422 370320 Dawson Estates

UR



The Close, East Wittering, PO20 8FT

- Semi Detached
- Five Bedrooms
- Exclusive Gated Development
- Two Reception Rooms
- Gas Central Heating
- Potential Rental income £15,600 PA

Lot  
14

EPC - C

Starting Bid £300,000

01243 670765 Astons of Sussex

CR



Spring Cottage, Kelfield, YO19 6RJ

- Semi Detached
- Four Bedrooms
- Garage
- The Gardens Are South Facing
- Shed
- Close To Local Amenities

Lot  
15

EPC - D

Starting Bid £330,000

01904 638999 Northwood

UR

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Nottingham Road, Eastwood, NG16 3NQ

Lot 16

- First Floor Apartment
- One Bedroom
- Communal Garden Area
- Communal Stairs
- Private Entrance Hall
- Potential Rental Income £4,800 PA

EPC - C

Starting Bid £55,000

UR

01773 769751 Freckleton Brown



Avenue Rouen, Scunthorpe, DN15 8ER

Lot 17

- Detached Bungalow
- Three Bedrooms
- Detached Garage
- Front Driveway
- Close To Local Amenities
- Potential Rental Income £8,100 PA

EPC - D

Starting Bid £190,000

UR

01724 337697 Bella Properties



Glass House Hill, Codnor, DE5 9QT

Lot 18

- Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating and Double Glazing
- Close To All Local Amenities
- Potential Rental Income £6,300 PA

EPC - E

Starting Bid £70,000

UR

01773 769751 Freckleton Brown

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Azara Parade, Bracklesham, PO20 8HP

- Apartment
- Two Bedrooms
- Lounge/Diner
- Close To Local Amenities
- Investment Opportunity
- Potential Rental Income £9,000 PA

Lot  
19

EPC - F

**Starting Bid £125,000**

01243 670765 Astons of Sussex

UR



Blake Street, Ilkeston, DE7 8GP

- Terraced Property
- Two Bedrooms
- Lounge/Diner
- Kitchen
- Rear Garden
- Potential Rental Income £4,800 PA

Lot  
20

EPC - E

**Starting Bid £60,000**

01159 608 822 Saint Properties

UR



Ferensway, Hull, HU2 8NY

- Two Bed Top Floor Apartment
- Fitted Kitchen With Integrated Appliances
- Investment Opportunity
- Electric Heating And Double Glazing
- Secure Gated Parking and Access
- Opposite Train and Bus Exchange

Lot  
21

EPC - D

**Starting Bid £48,000**

01482 313 200 Codys

UR

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Primrose Drive, Burbage, Hinckley, Leicestershire, LE10 2SL

- Detached Bungalow
- Two Bedrooms
- UPVC DG Windows
- Gas Central Heating & Double Glazing
- Garage
- Potential Rental Income of £9,600

Lot  
22

EPC - C

Starting Bid £130,000

01455 617 997 Castle Estates



Robertson Square, Stainforth, DN7 5DL

- Semi-Detached
- Three Bedrooms
- Off Street Parking
- Conservatory
- Secure Garden
- Potential Rental Income: £5,700 PA

Lot  
23

EPC - F

Starting Bid £45,000

01302 867888 3keys



Lyndhurst Road, Sneinton, NG2 4FW

- Mid Terraced Property
- Three Bedrooms
- Recently Redecorated
- Gas Central Heating And Double Glazing
- Investment Opportunity
- Potential Rental Income £6,000 PA

Lot  
24

EPC -

Starting Bid £70,000

0115 9418712 Robin Thomson



Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Beacon Way, Sneaton, YO22 5HR

- Detached Bungalow
- Four Bedrooms
- Generous Sized Garden With Parking & Garage
- Vacant Possession
- Oil Central Heating
- Garden

Lot  
25

EPC - E

Starting Bid £190,000

01947 602626 Hendersons

UR



Doncaster Road, Goldthorpe, S63 9HL

- Twelve Apartments
- Two Year Rental Assurance
- Tenants On Six Month Contract
- All Fully Furnished
- Ideal Investment
- Allocated Parking

Lot  
26

EPC -

Starting Bid £600,000

0161 637 4083 Pearson Ferrier

UR



High Street, Kirton Lindsey, DN21 4LU

- Five Bedrooms
- Breakfast Kitchen
- Pantry Room
- Gas Central Heating and Double Glazing
- Rear Porch
- Potential Rental Income £ PA

Lot  
27

EPC - E

Starting Bid £260,000

01724 337697 Bella Properties

UR

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John Street, Ilkeston, DE7 8GL

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Ideal For First Time Buyers
- Lounge/Dining Room
- Potential Rental Income £5,940 PA

Lot  
28

EPC - D

Starting Bid £50,000

01159 608 822 Saint Properties

UR



Toll Bar House North Road, North Muskham, NG23 6HS

- Detached Property
- Four Bedrooms
- Garage & Outbuildings
- Wood Pellet Heating System
- Approx 1 Acre Plot
- Conservatory

Lot  
29

EPC - D

Starting Bid £260,000

01636 345045 CPG Property

UR



Monkmoor Road, Shrewsbury, SY2 5AR

- Ground Floor Retail
- Ground Floor Storage
- Residential Above
- 129.5m2
- Prominent Corner Position
- Central Location

Lot  
30

EPC - C

Starting Bid £255,000

0121 285 5152 Circle Group

UR

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Longmeadow Gardens, Birdham, PO20 7HP

- Detached Bungalow
- Three Bedrooms
- Close To Local Amenities
- Electric Boiler
- Double Length Garage
- Potential Rental Income £12,000 PA

Lot  
31

EPC - E

**Starting Bid £310,000**

01243 670765 Astons of Sussex

CR



Harstoft Avenue, Worksop, S81 0HS

- Semi Detached Property
- Three Bedrooms
- Rear Garden
- Kitchen/Diner
- Renovated To A High Standard
- Would Make An Ideal Family Home

Lot  
32

EPC - E

**Starting Bid £100,000**

01909 808188 Pure Estates

UR



Queens Gardens, Birmingham, B23 5HT

- Semi Detached Property
- Two Bedrooms
- Spacious Lounge
- Off Road Parking For Two Cars
- L-Shaped Rear Garden
- Potential Rental Income: £7,500 PA

Lot  
33

EPC - C

**Starting Bid £120,000**

0121 350 4441 Belvoir - Erdington

UR

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The Avenue, Bentley, DN5 0NR

Lot  
34

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Close To Local Amenities
- Ideal Investment
- Potential Rental Income £5,400 PA

EPC - E

Starting Bid £48,000

UR

01302 481837 Pitman Property Management



Commercial Street, Casnewydd, NP20 1LX

Lot  
35

- Three Storey Mid Terraced Property
- Ground Floor Retail
- Storage Above
- City Centre Location
- Large Window Frontage
- Potential For Conversion To Residential Above

EPC - D

Starting Bid £155,000

UR

01633 966045 Davis & Sons, Newport



Cross Street, Garthorpe, DN17 4SD

Lot  
36

- Mid Terraced Property
- Two Bedrooms
- Located In The Quiet Village Of Garthorpe
- Close to Amenities
- Potential Investment
- Potential Rental Income £5,100 PA

EPC - F

Starting Bid £42,000

UR

01724 337697 Bella Properties

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Salmon Leap Hotel, Coach Road, Sleights, YO22 5AA

- Well Established Hotel
- Planning Granted for 7 Holiday Cottages
- Busy Tourist Location
- Potential Development
- Site Area 0.62 Acres

Lot  
37

EPC - C

Starting Bid £390,000

01947 602626      Hendersons

UR



Hilda Street, Boston, PE21 9DD

- End Terrace Property
- Two Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Investment Opportunity
- Potential Rental Income £6,900 PA

Lot  
38

EPC - D

Starting Bid £90,000

0800 8044 938      Ross Property Consultants

UR



Mansfield Road, Worksop, S80 3AB

- Semi Detached
- Three Bedrooms
- Front Parking For Several Cars
- Enclosed Rear Garden
- Lounge/Dining Room
- Paved Patio Seating Area

Lot  
39

EPC - D

Starting Bid £100,000

01909 808188      Pure Estates

UR

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**LawrenceJames**  
Residential Lettings & Estate Agents



East Common Lane, Scunthorpe, DN16 1HJ

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Shared Driveway
- Potential Rental Income: £6,000 PA

Lot  
40

EPC - F

Starting Bid £60,000

01724 874337 Lawrence James

UR



**freckleton brown**  
Independent Estate Agents



Moseley Road, Annesley, NG15 0AB

- Mid Terrace Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Potential Rental Income £5,400 PA

Lot  
41

EPC - D

Starting Bid £65,000

01773 769751 Freckleton Brown

UR



**AK**  
ESTATES  
SALES & LETTINGS



Wulfric Road, Sheffield, S2 1GW

- Mixed Use Property
- Four Commercial Units
- One Currently Tenanted
- Two Bedroom Apartment Above
- Outskirts of Sheffield
- Detached Garage

Lot  
42

EPC -

Starting Bid £80,000

0114 269 5719 AK Estates

UR

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Doncaster Road, Darfield, S73 9HX

- Terraced Property
- Three Bedrooms
- Yard With Outbuildings
- Modern Kitchen
- Double Glazing
- Potential Rental Income: £5,400 PA

Lot  
43

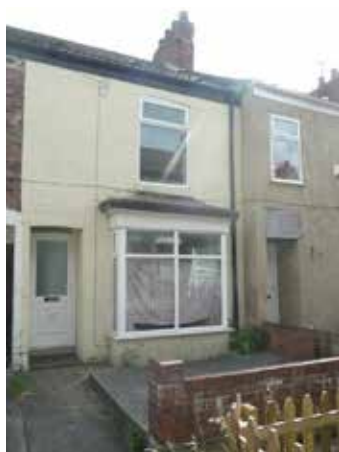


EPC - E

**Starting Bid £33,000**

01226 747466 Gates Estates

UR



Folkestone Avenue, Folkestone Street, HU5 1BU

- Terraced Property
- Two Bedrooms
- Well Located
- Modern Galley Kitchen
- Separate Lounge & Dining Room
- Potential Rental Income £4,500 PA

Lot  
44



EPC - D

**Starting Bid £35,000**

01482 313 200 Codys

UR



Nottingham Road, Eastwood, NG16 2AQ

- Detached Bungalow
- Two Bedrooms
- Gas Central Heating and Double Glazing
- Driveway
- Rear Garden
- Potential Rental Income £8,340 PA

Lot  
45



EPC - D

**Starting Bid £130,000**

01773 769751 Freckleton Brown

CR

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Querneby Road, Nottingham, NG3 5HY

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Garden To The Rear
- Investment Opportunity
- Potential Rental Income £7,500 PA

Lot  
46

EPC - F

Starting Bid £85,000

01773 769751 Freckleton Brown

UR



Latham Street, Nottingham, NG6 8HQ

- Terraced Property
- Three Bedrooms
- Spacious Kitchen With Oven/Hob
- Close To Local Amenities
- Double Glazing
- Potential Rental Income £6,000 PA

Lot  
47

EPC - D

Starting Bid £70,000

01158 800210 Saint Properties

UR



Wharf Road, Crowle, DN17 4HU

- Semi Detached Property
- Three Bedrooms
- 1930's Style
- Large Gardens
- Large Driveway
- Potential Rental Income: £7,800 PA

Lot  
48

EPC - D

Starting Bid £130,000

01724 874337 Lawrence James

UR

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



**BELVOIR!**



Allington Garden, Boston, PE21 9DP

- Refurbished Semi Detached Bungalow
- Two Double Bedrooms
- Gas Central Heating and Double Glazing
- Garage
- Close to Amenities
- No Onward Chain

Lot  
49

EPC - E

**Starting Bid £110,000**

01205 357070 Belvoir

UR



Greek Street, Hull, HU3 6DE

- Semi Detached Property
- Three Bedrooms
- Kitchen/Diner
- Off Street Parking
- Front and Rear Garden
- Potential Rental Income £4,740 PA

Lot  
50

EPC - D

**Starting Bid £59,000**

01482 313 200 Codys

UR



Moorbridge Lane, Stapleford, NG9 8GT

- Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Enclosed Rear Garden
- Potential Rental Income £5,400 PA

Lot  
51

EPC - D

**Starting Bid £90,000**

0115 8800210 Saint Properties

UR

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Sherburn Street, Hull, HU9 2LB

- Terraced Property
- Four Bedrooms
- Three Reception Rooms
- Great Location
- Ideal Investment Opportunity
- Potential Rental Income: £6,600 PA

Lot  
52

EPC - D

Starting Bid £65,000

01482 506161 Peregrine Property

UR



Main Road, Jacksdale, NG16 5JU

- Detached Property
- Three Bedrooms
- Three Reception Rooms
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Potential Rental Income £9,540 PA

Lot  
53

EPC - E

Starting Bid £150,000

01773 769751 Freckleton Brown

UR



Ramsden Road, Hexthorpe, DN4 0BW

- Terraced Property
- Two Bedrooms
- Lounge and Dining Room
- Rear Yard
- Close to Amenities
- Potential Rental Income £4,200 PA

Lot  
54

EPC - D

Starting Bid £40,000

01302 327341 Portfield Garrard & Wright

UR

Let's talk property

# Midlands & Yorkshire Auction

Monday 12<sup>th</sup> December 2016



Bellhouse Road, Sheffield, S5 0RD

- Mid Terraced Property
- Two Bedrooms
- Double Glazing
- Private Garden
- Potential Rental Income: £5,700 PA

Lot  
55

EPC - E

Starting Bid £45,000

0114 269 5719 AK Estates

UR



Park Avenue, Perry Street, HU3 6AJ

- Terraced Property
- Three Bedrooms
- Fitted Kitchen With Breakfast Bar
- Private And Secure Yard
- On Street Parking
- Potential Rental Income £4,200 PA

Lot  
56

EPC - C

Starting Bid £35,000

01482 313 200 Codys

UR



Donner Crescent, Ilkeston, DE7 8SQ

- Semi Detached Property
- Three Bedrooms
- Potential Investment Buy
- Driveway & Garage
- Rear Garden
- Potential Rental Income £5,700 PA

Lot  
57

EPC - E

Starting Bid £45,000

0330 113 4751 Manor House Properties

UR

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# North West Auction

14<sup>th</sup> December 2016

1pm Registration - 1:30pm Start

**Preston Marriott Hotel**

Broughton Suite

Garstang Road

Broughton

Preston

PR3 5JB

Let's talk property



**Award winning auction house of the year!**

# The Negotiator Awards 2016

in association with ZPG



**We struck gold!**

**And the award for Residential Auction House of the Year goes to...Pattinson Auctions!**

It's the first time we had decided to enter the Negotiator Awards held at The Hilton Hotel in London's Park Lane and we were over the moon to take home the coveted award for auction house of the year. We've made a lot of changes over the past twelve months and it's great to receive recognition for it.

Our Partner Agents have been a pinnacle part of the success of our national and

online auctions. We want to take the opportunity to say thank you to our fantastic Partner Agents.

We'll continue to offer an award winning auction facility and experience to agents, buyers and sellers nationwide.

If you'd like to find out more call us on 0191 206 9335, email [auction@pattinson.co.uk](mailto:auction@pattinson.co.uk) or visit [pattinsonauction.co.uk](http://pattinsonauction.co.uk)







Bold Street, Accrington, BB5 6RH

- Mid Terraced Property
- Three Bedrooms
- Popular Residential Location
- Superb First Time Buy
- On Street Parking
- Potential Rental Income £4,500 PA

Lot  
1

EPC - D

Starting Bid £31,000

01254 399300 Time To Move

UR



Highgate, Kendal, LA9 4HA

- Ground Floor Apartment
- Two Bedrooms
- For Residents Aged 55+
- Communal Facilities & Courtyard
- Close To Local Amenities
- Potential Rental Income £6,600 PA.

Lot  
2

EPC - C

Starting Bid £30,000

01539 733373 Lancastrian Estate

UR



Annis Street, Preston, PR1 4XU

- Mid Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Potential Rental Income £6,000 PA

Lot  
3

EPC - D

Starting Bid £60,000

01772 882233 Northwood

UR

Let's talk property

# North West Auction

Wednesday 14<sup>th</sup> December 2016



Pinfold Lane, Lancaster, LA1 2UT

- Mid Terraced Property
- Three Bedrooms
- Off Street Parking
- Gas Central Heating And Double Glazing
- Currently Tenanted
- Rental Income £5,640 PA

Lot  
4

EPC - C

**Starting Bid £70,000**

01524 555800 Lancastrian Estates

UR



Barn Flatt Close, Higher Walton, PR5 4HW

- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Allocated Parking & Visitor Parking
- Rear Garden
- Potential Rental Income £7,200 PA

Lot  
5

EPC - C

**Starting Bid £135,000**

01772 823050 Hazelwells

UR



Fairfield Road, Middleton, M24 4FZ

- 12 Fully Furnished Apartments
- Long-Leasehold 111 Years Unexpired
- Two Year Rental Assurance
- All Fully Furnished
- All Six Months Tenancies

Lot  
6

EPC -

**Starting Bid £475,000**

0161 637 4083 Pearson Ferrier

UR

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Low Mill, Caton, LA2 9HY

Lot 7

- Spacious Apartment
- One Bedroom
- Over 1000 Square Foot Of Floor Space
- Designated Parking Space To The Rear
- Communal Gardens
- Potential Rental Income £6,000 PA.

EPC - C

Starting Bid £85,000

UR

01524 555800 Lancastrian Estates



Church Street, Preston, PR1 3DH

Lot 8

- Three Storey Mid-Terrace Property
- Investment opportunity
- Vacant Possession
- Potential for residential development
- Residential planning works underway
- Potential Rental Income £15,000 PA.

EPC -

Starting Bid £110,000

UR

01772 200 191 V Estates



Chorley New Road, Bolton, BL6 7QJ

Lot 9

- Mid Terrace Property
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Gas Central Heating and Double Glazing
- Potential Rental Income £7,200 PA

EPC - D

Starting Bid £90,000

UR

01204 694552 Platinum Properties

# North West Auction

Wednesday 14<sup>th</sup> December 2016



The Common, Adlington, PR7 4DR

- Detached Property
- Four Bedrooms
- Conservatory
- Kitchen Diner
- Gas Central Heating and Double Glazing
- Potential Rental Income £18,000 PA.

Lot  
10

EPC - D

**Starting Bid £280,000**

01204 694552 Platinum Properties

UR



Tynwald Street, Oldham, OL4 1NP

- Stone Built Terraced Property
- Two Bedrooms
- Investment Opportunity
- Gas Central Heating
- Quiet Residential Street
- Potential Rental Income £5,400 PA.

Lot  
11

EPC - C

**Starting Bid £50,000**

0161 652 0222 Alistair Stevens

UR



Liverpool Road, Eccles, M30 7HD

- 18 Flat Apartment Block
- Freehold Interest of 18 Units
- 150 Year Leasehold on 12 Unsold Units
- Five Year Rental Assurance
- All Fully Furnished
- 9 Flats With Rental Income of Approx £62,000 PA

Lot  
12

EPC -

**Starting Bid £925,000**

0161 637 4083 Pearson Ferrier

UR

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Old Lane, Chadderton, OL9 7JQ

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Ideal For First Time Buyers
- Gardens To The Front & Rear
- Potential Rental Income £5,700 PA.

Lot  
13

EPC - D

Starting Bid £65,000

0161 637 0756 Pearson Ferrier

UR



Low Mill, Caton, LA2 9HY

- Apartment
- One Bedroom
- Allocated Parking
- Close To All Local Amenities
- Historic Grade II Listed
- Potential Rental Income £4,800 PA.

Lot  
14

EPC - C

Starting Bid £75,000

01524 555800 Lancastrian Estates

UR



Guildford Road, Southport, PR8 4NF

- Semi Detached Property
- Two Bedrooms
- Gardens To The Front & Rear
- Dining Room & Utility Room
- Investment Opportunity
- In Need Of Modernisation

Lot  
15

EPC - D

Starting Bid £70,000

01704 545657 Northwood

UR

Let's talk property

# North West Auction

Wednesday 14<sup>th</sup> December 2016



Manor House Lane, Preston, PR1 6HP

- Semi Detached Property
- Three Bedrooms
- Garage
- Front Garden
- Potential Rental Income £6,600 PA

Lot  
16

EPC - D

**Starting Bid £90,000**

01772200191 V Estates

UR



Rossett Road, Trevalyn, LL12 0DQ

- Three Bedroom Detached Bungalow
- Oil Fired Central Heating
- Set Within Gardens Approaching 1/3 Acre
- Double Garage
- Kitchen With Aga & Utility
- Potential Rental Income £9,600 PA.

Lot  
17

EPC - F

**Starting Bid £400,000**

01244 321080 Jordan & Halstead

UR



Heath Lane, Childer Thornton, CH66 5NZ

- Semi Detached property
- Four Bedrooms
- Two Reception Rooms
- Beautiful Throughout
- Originally Built in 1841
- Long Sweeping Driveway

Lot  
18

EPC - F

**Starting Bid £550,000**

0151 3423465 Grosvenor Properties

CR

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Prescot Road, St. Helens, WA10 3HF

- Flat
- Two Bedrooms
- Recently Modernisation
- Reception Room
- Gas Central Heating

Lot  
19

EPC - D

Starting Bid £70,000

01744 670 670 Porter House

UR



St. Marys Road, Heysham, LA3 2PP

- Stone Built Detached Property
- Four Bedrooms
- Two Reception Rooms
- Courtyard & Laundry
- Cellar
- Potential Rental Income £7,800 PA.

Lot  
20

EPC - E

Starting Bid £115,000

01524 555800 Lancastrian Estates

UR



Bartlett Street, Liverpool, L15 0HN

- Mid Terraced Property
- Two Bedrooms
- Excellent Local Amenities & Transport Links
- Rear Yard
- Utility Room
- Potential Rental Income £5,400 PA.

Lot  
21

EPC - E

Starting Bid £45,000

0151 909 3747 Goodmoves

UR

Let's talk property

# North West Auction

Wednesday 14<sup>th</sup> December 2016



Dineley Street, Church, BB5 4JG

- Mid Terraced Property
- Two Bedrooms
- Reception
- Three Piece Bathroom
- Central Heating and Double Glazing
- Potential Rental Income £4,200 PA.

Lot  
22

EPC - D

**Starting Bid £30,000**

01254 398516 Thompson & Partners

UR



Gordon Way, Heywood, OL10 3PP

- Semi Detached Property
- Two Bedrooms
- Lounge
- Rear Patio
- Close to Local Amenities
- Potential Rental Income £5,400 PA.

Lot  
23

EPC -

**Starting Bid £45,000**

0161 654 5944 Henstock Property Services

UR



Eafield Avenue, Milnrow, OL16 3UN

- Semi Detached Property
- Three Bedrooms
- Gated Driveway and Garage
- Popular Location
- Ideal Family Home
- Potential Rental Income £7,800 PA.

Lot  
24

EPC - D

**Starting Bid £115,000**

01706 515161 Royal Fox

UR

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Limefield Street, Accrington, BB5 2AF

- Commerical Premises
- One Bedroom
- One Reception Room
- Convenience Store
- Currently Let Out at £8,400 PA

Lot  
25

EPC -

Starting Bid £65,000

01254 695555 Crown Estates

UR



Clay Lane, Rochdale, OL11 5RQ

- Detached Property
- Four Bedrooms
- Lounge and Dining Room
- Breakfast Kitchen
- Driveway and Garage
- Potential Rental Income £9,900 PA.

Lot  
26

EPC - D

Starting Bid £145,000

01706 515161 Royal Fox

UR



Kelvin Street, Ashton-under-Lyne, OL7 0JT

- Apartment
- One Bedroom
- Off Street Parking
- Great Investment Oppertunity
- Electric Heating
- Potential Rental Income £4,500 PA.

Lot  
27

EPC - F

Starting Bid £45,000

0161 6370756 Pearson Ferrier Ashton Under Lyne

UR

Let's talk property

## Remote Bidding Form for & Lots

Please Select Method of Bidding:

Proxy:  Telephone:

I instruct Pattinson's to bid on my behalf in accordance with the terms and conditions printed within the Pattinson Auction catalogue and I understand that should my bid be successful I will be bound by those terms. Under the conditional auction I will pay a non refundable reservation fee of 5% plus VAT subject to a minimum of £6,000 including VAT **(The reservation fee is not considered as part payment of the final negotiated selling price)** and exchange contracts within 28 days (subject to any joint agreement between seller and purchaser to extend this period). Under the unconditional auction I will pay a 5% deposit plus a reservation fee of 5% plus VAT subject to a minimum fee of £6,000 including VAT and exchange contracts on the night of the auction. By signing this form I confirm I have read and understood the contents of the legal pack and agree to any special conditions within the pack.

Date of auction: ..... Lot Number: .....

The property is offered in the:

Conditional Auction:  Unconditional Auction:

Address Of Lot:

.....  
.....  
.....

Post Code:.....

Maximum Bid: £.....

Maximum Bid in Words:

.....  
.....

If successful and paying by credit or debit card the buyer must be contactable on the night of the auction with sufficient funds available in the account. Alternatively cleared funds may be banked with Keith Pattinson prior to the auction which would be refunded the day after the auction if unsuccessful.

### Card Details:

Cardholder Name: .....

Card Issuer: Visa:  Mastercard:  Maestro:   
Switch:  Visa Delta:  Solo:

Credit Card payments are subject to a surcharge of 3% of the total amount payable. American Express is not accepted. \* Switch and Solo Only

### Buyers Details:

Full/Company Name:.....

Address: .....

.....

Post Code:.....

Telephone Number:.....

Business Number:.....

Mobile Number:.....

Solicitors Name:.....

Solicitors Address: .....


.....

.....

Post Code:.....

Phone Number.....

Photo ID  Utility Bill

Signed: .....   
by the buyer on his / her behalf and on behalf of any principle mentioned above.

Date: .....

.....

Bidding via a Partner Agent?.....Yes:  No:

Name of Partner Agent: .....

.....

.....

Card Number:.....

Start Date:..... Expiry Date:.....

Issue Number\*:..... Security Code:.....

**TO BE SHREDDED AFTER USE**

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Proxy:  Telephone:

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Date of auction: ..... Lot Number: .....

The property is offered in the:

Conditional Auction:  Unconditional Auction:

Address Of Lot:

.....  
 .....  
 .....

Post Code: .....

Maximum Bid: £.....

Maximum Bid in Words:

.....  
 .....

If successful and paying by credit or debit card the buyer must be contactable on the night of the auction with sufficient funds available in the account. Alternatively cleared funds may be banked with Keith Pattinson prior to the auction which would be refunded the day after the auction if unsuccessful. I also authorize the payment of an administration fee of £650 plus VAT at the current rate payable to Keith Pattinson.

.....✂  
**Card Details:**

Cardholder Name: .....

Card Issuer: Visa:  Mastercard:  Maestro:   
 Switch:  Visa Delta:  Solo:

Credit Card payments are subject to a surcharge of 3% of the total amount payable. American Express is not accepted. \* Switch and Solo Only

**Buyers Details:**

Full/Company Name:.....

Address: .....

.....  
 .....

Post Code:.....

Telephone Number:.....

Business Number:.....

Mobile Number:.....

Solicitors Name:.....

Solicitors Address: .....

.....  
 .....

Post Code:.....

Phone Number.....

Signed: ..... ✂  
 by the buyer on his / her behalf and on behalf of any principle mentioned above.

Date: .....

Bidding via a Partner Agent?:.....Yes:  No:

Name of Partner Agent: .....

.....  
 .....

Card Number: .....

Start Date: ..... Expiry Date: .....

Issue Number\*: ..... Security Code:.....

**TO BE SHREDDED AFTER USE**

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## General Conditions Of Sale

### 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)

- Where the following words appear in bold they have specific 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

**Administration Fee** means the sum of £780 including VAT.

**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** but unpaid 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.

**Auction Contract:** the Contract entered into by the Seller in respect of the Lot

**Auctioneers** the auctioneers at the **auction**

**Business day** any day except (a) a Saturday or 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 the **seller** and **buyer** (or their conveyancer's) the occasion when both **buyer** and **seller** 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 rent charge).

**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** 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 conditions**. They govern **our** relationship with **you** and cannot be disapplied or varied by the **sale conditions** (even by a condition purporting to replace the whole of the **Common Auction Conditions**). They can only be varied if **we** agree.

### A2 Our role

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

- (a) Prepare the **catalogue** from information supplied by or on behalf of each **seller**
- (b) Offer each **lot** for sale;
- (c) Sell each **lot**;
- (d) Receive and hold deposits;
- (e) Sign each **sale memorandum**; and
- (f) Treat a contract as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by these **auction conduct conditions**.

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

A6.2 The Important Buyers Information at the front of the **catalogue** forms part of the Extra Auction Conduct Conditions.

## General Conditions Of Sale

### GENERAL CONDITIONS OF SALE

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

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

#### **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 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;

(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 is to comply with them and keep the seller indemnified

G1.7 The lot does not include any tenants 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

(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 conveyancers 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 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 any 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 the 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 endeavors to increase the sum insured or make other changes to the policy

(d) at the request of the buyer, use reasonable endeavors 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 re-imburse 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.

G3.5 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 objections 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 15 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 endeavors to answer any requisitions raised by the land registry and to instruct the land registry to send the completed buyers 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 tenants 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 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 5.2 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 10 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

## General Conditions Of Sale

requires.

G9.3 The agreed completion date is to be not earlier than the date five business days after the seller has given notice to the buyer that the 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
- (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 installment 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 this condition G11.

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

### G12. Management

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

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

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

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



the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

### **G13. Rent deposits**

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

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

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

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

### **G14. VAT**

G14.1 Where a sale condition requires money to be paid the payer must also pay any VAT that is chargeable on that money, 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 practical steps (short of an appeal) to procure, that the sale to be 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 must 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
- (c) that a 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 a 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;

## General Conditions Of Sale

and the buyer has no right to rescind 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 Unless 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 which 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
- (b) apply for (and the seller and the buyer must use all reasonable endeavors 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 as its own expense and as soon as practical:

- (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 effected 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 practical;

- (a) apply for registration of the transfer;
- (b) provide the seller with an official copy and title plan for the buyers 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.

G27.2 A communication may be relied on if:

- (a) delivered by hand
- (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.

#### **G30 Extra General Conditions**

**G30.1 The Buyer acknowledges and accepts that an Administration Fee which is payable to us is non-refundable under any circumstance**

**G30.2 Where a deposit is paid to us then we are immediately entitled to satisfy our account.**

**G30.3 In the event of any conflict between these Conditions of Sale and the Auction Contract then the Auction Contract will prevail**

These Auction Conditions of Sale are reproduced in full, with the consent of RICS, subject to the following amendments:

1. The insertion of Administration Fee in the Glossary
2. The insertion of Auction Contract in the Glossary
3. The insertion of clauses G30.1, G30.2 and G30.3



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