



Pattinson

Auction

North East Auction | Tuesday 28th March 2017 | 5:00 pm | NE13 8AF
North West Auction | Wednesday 29th March 2017 | 1:00 pm | FY1 6JJ



Auction House Of The Year 2016!

Acklam Road, Middlesbrough, Teesside, TS5 7HB



Let's talk property...

Starting Bid **£249,950**

In this issue...

Feature property | A word from the auctioneer | Success stories

North West Auction . Bloomfield Road . Seasiders Way . Blackpool . FY1 6JJ

North East Auction . Newcastle Falcons . Kingston Park . Upper Level 2 . Brunton Road . Kenton Bank Foot . Newcastle . NE13 8AF



Justin Beckwith
Head of Auction

A word from our auctioneer Justin...

Our live auctions have been a great success so far this year with a plethora of happy sellers and buyers but did you know we also have a fantastic online bidding facility meaning you can place your bids anywhere, anytime. Visit pattinsonauction.co.uk to view the lots in our daily online auctions and register to bid.

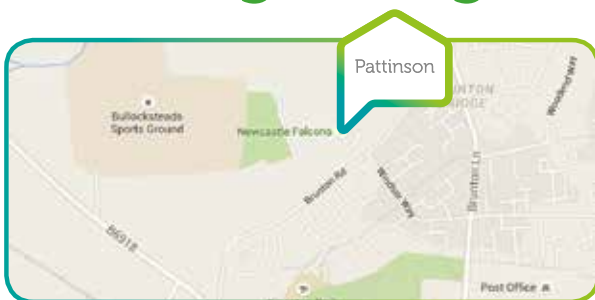
This month we're hosting our live North East and North West auctions in Newcastle and Preston. If you're interested in any of the lots in the catalogue call our auction teams on 0191 206 9335 to arrange a viewing.

If you're thinking of buying or selling through auction and want to know more, come along to one of our events and speak to a member of the team or email auction@pattinson.co.uk

Happy bidding and good luck.

Justin Beckwith MNAVA

Coming along to the auction?



We host North East Auctions on the last Tuesday of the month at The Newcastle Falcons Rugby Club and National Auctions across the UK on a regular basis. 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

Bloomfield Road, Blackpool
FY1 6JJ
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

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 or at any of the live events across the UK.

Don't miss out...

North East Auction	April 25th	May 30th	June 27th	July 25th	August 29th
	April 26th	May 31st	June 28th	July 26th	August 30th
	May 3rd			July 4th	August 31st

Let's talk property

Commercial Success Stories

Pattinson continues to be the North East regions primary auctioneer of commercial property. With over twenty years of experience in selling at auction we offer a monthly sale of commercial property with continued success. As always, our service continues to be supported by many of our counterparts and organisations producing great results. We are now taking instructions for **April 2017**. For more information about selling at auction please contact us on **0191 425 1507**.

5-6 Lansdowne Terrace, Gosforth, NE3 1HW

Starting Bid **£275,000**



Sold For **£361,000**

- Office Accommodation
- Three Floors
- 3,623sq. ft (337m²)

Lovaine House, Lovaine Terrace, North Shields, NE29 0HJ

Starting Bid **£115,000**



Sold For **£248,000**

- Two Storey, Three Floor Property
- Currently Converted to Offices
- NIA 331sqm (3,563sqft)

Park Road, Hartlepool, Durham, TS24 7PW

Starting Bid **£89,950**



Sold For **£95,000**

- Prominent Corner Position
- Large Window Frontage
- Open Plan Layout

West Road, Denton Burn, Newcastle, NE15 7QQ

Starting Bid **£78,000**



Sold For **£116,500**

- Former Probation Service Office
- Two Storey Detached
- Multiple Office Rooms and Staff Facilities

To see how we can help you buy, sell and move call our property specialists on 0191 239 3252 or visit pattinson.co.uk/commercial



2, 4 and 6-8 Church Street, Guisborough, TS14 6BS

Starting Bid **£230,000**



Sold For **£250,000**

- Tenanted Investment
- Three Retail Units and First Floor Offices
- Units Let at £7,000 PA, £6,750 PA and £15,000 PA

Station Road, Whitley Bay, Tyne and Wear, NE26 2QY

Starting Bid **£165,000**



Sold For **£180,000**

- Tenanted Investment
- Hot Food Takeaway
- Income £19,760 Per Annum

Rudyerd Street, North Shields, Tyne and Wear, NE29 6NF

Starting Bid **£89,000**



Sold For **£100,000**

- Tenanted Investment
- Hot Food Takeaway
- Income £11,440 Per Annum

Milbank House, Milbank Street, Middlesbrough, TS6 6DD

Starting Bid **£27,000**



Sold For **£43,000**

- Significant Building
- Mainly Office Accommodation
- Detached Structure

Let's talk property

North East Auction Index

Lot Address	Starting Bid	Lot Address	Starting Bid
44 Acklam Road, Middlesbrough, Teesside, TS5 7HB	£249,950	22 Lindisfarne Walk, Guidepost, Choppington, NE62 5LS	£55,000
5 Alex Bar, High Street, Tow Law, Bishop Auckland, DL13 4DL	£60,000	51 Ludlow Road, Off Queen Alexandra Road, Sunderland, SR2 9HH	£110,000
12 Alexandra Way, Cramlington, NE23 6EA	£135,000	7 Maple Drive, Widdrington, Morpeth, NE61 5PF	£84,950
11 Baltic Quay, Quayside, Gateshead, NE8 3QW	£144,950	9 Maud Terrace, West Allotment, Newcastle, NE27 0EH	£80,000
20 Beech Grove South, Prudhoe, NE42 6HX	£74,950	49 Meadowdale Close, Port Clarence, Middlesbrough, TS2 1TJ	£25,000
50 Brackenlaw, Gateshead, NE9 6RU	£54,000	25 New Phoenix Yard, Bridge Street, Morpeth, NE61 1PQ	£69,950
17 Brookside Lodge Brookside Terrace, Ashbrooke, Sunderland, SR2 7RN	£55,000	2 Plot of Land behind Victory Cottages, Dudley, NE23 7QH	£22,000
40 Broughton Road, Town Centre, South Shields, NE33 2RN	£99,950	37 Priors Grange, Blyth, NE24 5BB	£115,000
15 Burwood Road, North Shields, NE29 8BP	£135,000	8 Redesdale Grove, North Shields, NE29 7DY	£45,000
4 Cheapside, Spennymoor, DL16 6QF	£110,000	41 Rosalind Street, Ashington, NE63 9BB	£24,950
14 Chestnut Street, Ashington, NE63 0BS	£20,000	32 Rosebery Avenue, Westoe, South Shields, NE33 3EU	£99,950
38 Constance Street, Pelton, Chester Le Street, DH2 1DX	£35,000	43 Rowlington Terrace, Ashington, NE63 0LY	£52,000
29 Cooper Street, Roker, Sunderland, SR6 0NB	£90,000	13 Scoular Drive, Ashington, NE63 9SE	£120,000
31 Coppice Place, Newcastle, NE12 9DA	£199,950	1 Seaton Hand Car Wash, Seaton Lane, Hartlepool, TS25 1JG	£164,950
28 Crossways Hetton Road, Houghton Le Spring, DH5 8JW	£169,950	52 Seventh Street, Horden, Peterlee, SR8 4JQ	£12,000
21 Dene View, Ellington, NE61 5HQ	£85,000	24 Southwick Road, Sunderland, SR5 1HQ	£45,000
36 Edward Terrace, Pelton, Chester Le Street, DH2 1NN	£39,950	39 Spencer Street, North Shields, NE29 6RF	£40,000
54 Ellesmere Road, Benwell, Newcastle, NE4 8TR	£75,000	6 Spindlestone Mill, Spindlestone, Bamburgh, NE70 7ED	£1,020,000
23 Foster Drive, St James Village, Gateshead, NE8 3JG	£150,000	18 St. Johns Road, Benwell, Newcastle, NE4 7TJ	£45,000
16 Foxcover, Linton Colliery, Morpeth, NE61 5SR	£110,000	10 St. Marys Place, Berwick-upon-Tweed, TD15 1LG	£115,000
35 Grasmere Grove, Crook, Durham, DL15 8NX	£29,950	42 Stainton Street, North Ormesby, Middlesbrough, TS3 6QD	£14,950
34 Highbury Place, North Shields, NE29 0RB	£115,000	30 Swinley Gardens, Denton Burn, Newcastle, NE15 7HX	£32,000
47 Holly Avenue, Dunston, Gateshead, NE11 9UT	£99,950	19 The Gables, Nelson Avenue, Cramlington, NE23 6QL	£80,000
45 Howe Street, Gateshead, NE8 3PQ	£35,000	27 Thorburn Street, Fulwell, Sunderland, SR6 8HY	£70,000
33 Irthing Avenue, Walker, Newcastle, NE6 2TQ	£72,000	3 Weir Street, Darlington, DL1 1QN	£120,000
26 Jubilee Terrace, Bedlington, NE22 5UP	£45,000	48 West View, Sherburn Hill, Durham, DH6 1HH	£49,950
53 Lanercost Park, Cramlington, NE23 6RX	£39,950	46 Woodside Court, Forest Hall, Newcastle, NE12 9JR	£58,000

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

North West Auction Index

Lot Address	Starting Bid	Lot Address	Starting Bid
6 Adelaide Street, Blackpool, FY1 4LU	£75,000	25 North Cliff Street, Preston, PR1 8JA	£155,000
10 Admiral Point Queens Promenade, Blackpool, FY2 9GL	£80,000	5 Plantation Mill Flip Road, Haslingden, Rossendale, BB4 5EJ	£230,000
15 Cheltenham Road, Blackpool, FY1 2PR	£75,000	18 Reed Street, Burnley, BB11 3LP	£20,000
27 Chesterfield Road, Blackpool, FY1 2PP	£115,000	29 Rhodes Green, Middleton, Greater Manchester, M24 4SL	£100,000
14 Church Street, Great Harwood, Blackburn, BB6 7NF	£45,000	3 Ribble Road, Blackpool, FY1 4AA	£75,000
2 Crofters Mews, Blackpool, FY1 2EE	£25,000	23 Rochdale Road, Middleton, Manchester, M24 2PU	£65,000
8 Dineley Street, Church, Accrington, BB5 4JG	£25,000	13 Ruff Lane, Ormskirk, L39 4UL	£450,000
17 Eastpines Drive, Thornton, Cleveleys, FY5 3RZ	£85,000	33 Scotland Bank Terrace, Blackburn, Lancashire, BB2 4NE	£30,000
32 Exchange Street, Blackpool, Lancashire, FY1 2DZ	£165,000	16 Shadsworth Road, Blackburn, BB1 2AW	£30,000
1 Firwood Avenue, Urmston, Manchester, Greater Manchester, M41 9PJ	£140,000	30 Sherbourne Road, Blackpool, FY1 2PW	£85,000
26 Franklands Drive Franklands Drive, Ribbleson, Preston, PR2 6RY	£65,000	20 South Strand, Fleetwood, Fleetwood, FY7 8RL	£170,000
28 Harris Street, Fleetwood, Fleetwood, FY7 6QX	£70,000	31 St Paul's Road, Wallasey, Merseyside, CH44 7AJ	£20,000
11 Inkerman Street, Ashton-on-Ribble, Preston, PR2 2BN	£80,000	9 St. Heliers Road, Blackpool, FY1 6JD	£100,000
21 Land to the Side of The Creamery, Main Street, Burton, Carnforth, LA6 1LQ	£160,000	12 St. Heliers Road, Blackpool, FY1 6JD	£95,000
24 Lytham Road, Blackpool, FY4 1EA	£115,000	22 Station Approach Burscough Train Station, Burscough, Ormskirk, L40 0RZ	£215,000
7 Manchester Road, Preston, PR1 3YH	£75,000	4 Victoria Close, Blackburn, BB1 5ES	£70,000
19 Norkeed Court, Queens Promenade, Thornton-Cleveleys, FY5 1PU	£35,000		



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 £5,000 plus 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 £5,000 plus 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

Feature Property



Lot
31

North East Auction

Coppice Place, Newcastle, Tyne & Wear, NE12 9DA

- Semi Detached Property
- Three Bedrooms
- Detached Garage
- Double Glazing
- Gas Central Heating
- Town House

Starting Bid **£199,950**



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North East Auction

28th March 2017

5pm Registration - 5:30pm Start

Newcastle Falcons
Upper Level 2
Kingston Park Stadium
Brunton Road
Newcastle
NE13 8AF

Let's talk property

North East Auction

Tuesday 28th March 2017



Seaton Lane, Seaton Carew, TS25 1JG

- Land & Development
- Former Filling Station
- Outline Planning Permission
- Area Approximately 0.4 acres
- Prominent Position
- Freehold Title

Lot
1

EPC -

Starting Bid £164,950

0191 425 1507 Commercial



Land behind Victory Cottages, Dudley, NE23 7QH

- Development Site
- Permission for Detached Dorma Bungalow
- Site Area 265sqm
- Planning Reference 13/01458/FUL

Lot
2

EPC -

Starting Bid £22,000

0191 425 1507 Commercial



Weir Street, Darlington, DL1 1QN

- Development Opportunity
- Parking Facilities
- Freehold Title
- Detached

Lot
3

EPC -

Starting Bid £120,000

0191 425 1507 Commercial



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Cheapside, Spennymoor, DL16 6QF

- Established Takeaway Business
- Two Storey, Three Floor Property
- Ground Floor A5 Licence
- First & Second Floor Accommodation
- Appropriate Fixtures & Fittings
- Accommodation Let at £7,800PA

Lot
4

EPC -

Starting Bid £110,000

0191 425 1507 Commercial



High Street, Tow Law, DL13 4DL

- Very Well Refurbished Building
- Main Road Position
- Excellent Finishes
- Bar & Restaurant
- Function/Concert Room
- 474m2 (5,102sq. ft)

Lot
5

EPC -

Starting Bid £60,000

0191 425 1507 Commercial



Spindlestone, Bamburgh, NE70 7ED

- Historic Mill Conversion
- Four Luxury Apartments
- High Specification
- Stunning Location
- Selling as a Going Concern
- Picturesque Location

Lot
6

EPC -

Starting Bid £1,020,000

01665 604193 Alnwick



Let's talk property

North East Auction

Tuesday 28th March 2017



Maple Drive, Widdrington, NE61 5PF

- Semi Detached Property
- Three Bedrooms
- Kitchen/Dining Room
- Gardens Front & Rear
- Off Street Parking

Lot
7

EPC - C

Starting Bid £84,950

01670 568099 Morpeth



Redesdale Grove, North Shields, NE29 7DY

- Upper Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Garden to the Rear
- Potential Rental Income £4,800 PA

Lot
8

EPC - C

Starting Bid £45,000

0191 2960696 North Shields



Maud Terrace, West Allotment, NE27 0EH

- Mid Terraced Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Private Yard to Rear
- Potential Rental Income £7,200 PA

Lot
9

EPC - C

Starting Bid £80,000

0191 2531301 Whitley Bay



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St. Marys Place, Berwick-upon-Tweed, TD15 1LG

- Terraced Property
- Three Bedrooms
- Ideal Investment
- Double Glazing
- Gas Central Heating
- Grade II Listed

Lot
10

EPC - C

Starting Bid £115,000

01670 568099 Morpeth



Baltic Quay, Quayside, NE8 3QW

- Quayside Apartment
- Two Bedrooms
- Allocated Parking
- Balcony & Communal Courtyard
- Double Glazing
- Potential Rental Income £8,700 PA

Lot
11

EPC - B

Starting Bid £144,950

0191 2324392 Newcastle



Alexandra Way, Cramlington, NE23 6EA

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Conservatory
- Garage
- Garden

Lot
12

EPC -

Starting Bid £135,000

01670 568098 Cramlington



Let's talk property

North East Auction

Tuesday 28th March 2017



Scoular Drive, Ashington, NE63 9SE

- Detached Property
- Four Bedrooms
- En-Suite
- Downstairs WC
- Sought After Location
- Garage

Lot
13

EPC - D

Starting Bid £120,000

01670 568099 Morpeth



Chestnut Street, Ashington, NE63 0BS

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Garden to Rear
- Potential Rental Income £4,080 PA

Lot
14

EPC - D

Starting Bid £20,000

0191 4251 509 North East Auction



Burwood Road, North Shields, NE29 8BP

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Conservatory
- Garage

Lot
15

EPC - C

Starting Bid £135,000

0191 4251 509 North East Auction



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Foxcover, Linton Colliery, NE61 5SR

- Detached Property
- Three Double Bedrooms
- En Suite to Master Bedroom
- Immaculate Throughout
- Gardens to Front & Rear
- Garage & Driveway

Lot
16

EPC - D

Starting Bid £110,000

01670 568099 Morpeth



Brookside Terrace, Ashbrooke, SR2 7RN

- Apartment
- Two Bedroom
- Allocated Parking
- Communal Garden
- Potential Rental Income £5,940 PA

Lot
17

EPC - E

Starting Bid £55,000

0191 5143929 Sunderland



St. Johns Road, Benwell, NE4 7TJ

- Terraced Property
- Three Bedrooms
- Requires Updating
- Close to Local Amenities
- Potential Rental Income £6,000 PA

Lot
18

EPC -

Starting Bid £45,000

0191 2725880 West Road



Let's talk property

North East Auction

Tuesday 28th March 2017



Nelson Avenue, Cramlington, NE23 6QL

- Semi Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Garage

EPC - C

Starting Bid £80,000

01670 568098 Cramlington

Lot
19



Beech Grove South, Prudhoe, NE42 6HX

- Terraced Property
- Two Double Bedrooms
- Stunning Views
- Well Presented
- Garden & Yard
- Detached Garage

EPC - D

Starting Bid £74,950

01661 834198 Prudhoe

Lot
20



Dene View, Ellington, NE61 5HQ

- Terraced Property
- Three Bedrooms
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Potential Rental Income £5,700 PA

EPC -

Starting Bid £85,000

0191 2960696 North Shields

Lot
21



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Lindisfarne Walk, Guidepost, NE62 5LS

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Well Presented
- Enclosed Garden

Lot
22

EPC - C

Starting Bid £55,000

01670 568096 Ashington



Foster Drive, St James Village, NE8 3JG

- Town House
- Five Bedrooms
- Gas Central Heating
- Garden
- Garage
- Double Glazing

Lot
23

EPC -

Starting Bid £150,000

0191 4878898 Low Fell



Southwick Road, Sunderland, SR5 1HQ

- Terraced Property
- Two Bedrooms
- In Need of Refurbishment
- Ideal Investment Opportunity
- Yard to Rear
- Potential Rental Income £4,200 PA

Lot
24

EPC -

Starting Bid £45,000

0191 5143929 Sunderland



Let's talk property

North East Auction

Tuesday 28th March 2017



New Phoenix Yard, Bridge Street, NE61 1PQ

- Apartment
- One Bedroom
- Town Centre Location
- Gas Central Heating
- Off Street Parking
- Potential Rental Income £5,400 PA

Lot
25

EPC - D

Starting Bid £69,950

01670 568099 Morpeth

CR



Jubilee Terrace, Bedlington, NE22 5UP

- Upper Flat
- Two Bedrooms
- Large Enclosed Garden
- Off Street Parking for Two Cars
- Gas Central Heating & Double Glazing
- Potential Rental Income £4,200 PA

Lot
26

EPC - C

Starting Bid £45,000

01670 568097 Bedlington



Thorburn Street, Fulwell, SR6 8HY

- Split Level Apartment
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Original Features
- Potential Rental Income £6,000 PA

Lot
27

EPC - E

Starting Bid £70,000

0191 4540488 South Shields



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Hetton Road, Houghton Le Spring, DH5 8JW

- Detached Property
- Two Bedrooms
- Spacious Plot
- Sought After Location
- Gas Central Heating
- Double Glazing

Lot
28

EPC - D

Starting Bid £169,950

0191 5120933 Houghton

CR



Cooper Street, Roker, SR6 0NB

- Maisonette
- Four Bedrooms
- Close to University St Peters Campus
- Gas Central Heating
- Ideal Investment
- Double Glazing

Lot
29

EPC -

Starting Bid £90,000

0191 3892944 Chester Le Street



Swinley Gardens, Denton Burn, NE15 7HX

- Lower Flat
- Three Bedrooms
- Investment Opportunity
- Gas Central Heating
- Double Glazing
- Potential Rental Income £4,800 PA

Lot
30

EPC -

Starting Bid £32,000

0191 2725880 West Road



Let's talk property

North East Auction

Tuesday 28th March 2017



Coppice Place, Newcastle upon Tyne, NE12 9DA

- Town House
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Detached Garage
- Gardens to Front & Rear

Lot
31

EPC - B

Starting Bid £199,950

0191 2531301 Whitley Bay



Rosebery Avenue, Westoe, NE33 3EU

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Great Location
- Double Glazing
- Rear Yard

Lot
32

EPC -

Starting Bid £99,950

0191 4540488 South Shields



Irthing Avenue, Walker, NE6 2TQ

- Pair of Flats
- Three Bedroom Upper
- Two Bedroom Lower
- Off Street Parking
- Private Rear Yard
- Current Rental Income £9,000 PA

Lot
33

EPC - E

Starting Bid £72,000

0191 2049601 Heaton



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Highbury Place, North Shields, NE29 0RB

- Semi Detached Property
- Two Bedrooms
- Two Reception Rooms
- Off Street Parking
- Easy Maintenance Garden
- Potential Rental Income £7,800 PA

Lot
34

EPC -

Starting Bid £115,000

0191 2960696 North Shields



Grasmere Grove, Crook, DL15 8NX

- Semi Detached Property
- Three Bedrooms
- In Need of Modernisation
- Central Heating & Double Glazing
- Double Glazing
- Potential Rental Income £5,100 PA

Lot
35

EPC -

Starting Bid £29,950

0191 3832133 Durham City



Edward Terrace, Pelton, DH2 1NN

- End Terraced Property
- Three Bedrooms
- Gas Central Heating
- Great Buy to Let
- Current Rental Income £5,400 PA

Lot
36

EPC -

Starting Bid £39,950

0191 3892944 Chester Le Street



Let's talk property

North East Auction

Tuesday 28th March 2017



Priory Grange, Blyth, NE24 5BB

- Detached Property
- Three Bedrooms
- Gardens Front and Rear
- Two Reception Rooms
- Gas Central Heating
- Double Glazing

Lot
37

EPC -

Starting Bid £115,000

01670 369000 Blyth



Constance Street, Pelton, DH2 1DX

- End Terrace Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Tenanted Investment
- Potential Rental Income £4,800 PA

Lot
38

EPC -

Starting Bid £35,000

0191 3892944 Chester Le Street



Spencer Street, North Shields, NE29 6RF

- Terraced Property
- Two Bedrooms
- Double Fronted
- Ideal Buy to Let
- Potential Rental Income £4,800 PA

Lot
39

EPC -

Starting Bid £40,000

0191 2960696 North Shields



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Broughton Road, Town Centre , NE33 2RN

- Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Car Port & Rear Yard
- Close to Local Amenities

Lot
40

EPC - D

Starting Bid £99,950

0191 4540488 South Shields



Rosalind Street, Ashington, NE63 9BB

- Terraced Property
- Two Bedrooms
- Ideal Investment Opportunity
- Front Garden & Rear Yard
- Garage & Out House
- Potential Rental Income £4,740 PA

Lot
41

EPC -

Starting Bid £24,950

01670 568099 Morpeth



Stainton Street, North Ormesby, TS3 6QD

- Terraced Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Ideal Investment Opportunity
- Rear Yard

Lot
42

EPC -

Starting Bid £14,950

01642 210132 Teesside Office



Let's talk property

North East Auction

Tuesday 28th March 2017



Rowling Terrace, Ashington, NE63 0LY

- Terraced Property
- Two Bedrooms
- Ideal for First Time Buyers
- Large Yard
- Double Glazing
- Potential Rental Income £4,800 PA

EPC -

Starting Bid £52,000

01670 568096 Ashington

Lot
43



Acklam Road, Middlesbrough, TS5 7HB

- Semi Detached Property
- Five Bedrooms
- Double Glazing
- Large Driveway
- Gas Central Heating
- Garden

EPC - E

Starting Bid £249,950

0191 4251 509 North East Auction

Lot
44



Howe Street, Gateshead, NE8 3PQ

- Upper Flat
- Two Bedrooms
- Needs Updating
- Close to Local Amenities
- Great Investment
- Potential Rental Income £5,100 PA

EPC -

Starting Bid £35,000

0191 4878898 Low Fell

Lot
45



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Woodside Court, Forest Hall, NE12 9JR

- Ground Floor Apartment
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Intercom System
- Garage To The Rear

Lot
46

EPC - C

Starting Bid £58,000

0191 2150677 Forest Hall



Holly Avenue, Dunston, NE11 9UT

- Semi Detached Property
- Three Bedrooms
- Conservatory
- Garden To The Front And Rear
- Gas Central Heating
- Potential Rental Income £7,200 PA

Lot
47

EPC - D

Starting Bid £99,950

0191 4775116 Whickham



West View, Sherburn Hill, DH6 1HH

- Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Ideal Buy to Let
- Gas Central Heating
- Potential Rental Income £4,500 PA

Lot
48

EPC - D

Starting Bid £49,950

0191 3832133 Durham City



Let's talk property

North East Auction

Tuesday 28th March 2017



Meadowdale Close, Port Clarence, TS2 1TJ

- End Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Potential Rental Income £4,500 PA

Lot
49

EPC -

Starting Bid £25,000

01642 210132 Teesside Office



Brackenlaw, Gateshead, NE9 6RU

- Semi Detached Property
- Three Bedrooms
- Recently Refurbished
- Double Glazing
- Ideal Buy to Let Opportunity
- Potential Rental Income £6,000 PA

Lot
50

EPC - D

Starting Bid £54,000

0191 4251 509 North East Auction



Ludlow Road, Off Queen Alexandra Road, SR2 9HH

- Semi Detached Property
- Three Bedrooms
- Full Refurbishment Required
- Gas Central Heating
- Garden to Rear & Driveway to Front
- Great Location

Lot
51

EPC -

Starting Bid £110,000

0191 5143929 Sunderland



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Seventh Street, Horden, SR8 4JQ

- End Terraced Property
- Two Bedrooms
- Rear Yard
- Great Investment
- Potential Rental Income £3,600 PA

Lot
52

EPC - E

Starting Bid £12,000

0191 5183521 Peterlee

UR



Lanercost Park, Cramlington, NE23 6RX

- Ground Floor Flat
- Two Bedrooms
- Own Access
- Double Glazing
- Gas Central Heating
- Potential Rental Income £4,800 PA

Lot
53

EPC -

Starting Bid £39,950

01670 568098 Cramlington



Ellesmere Road, Benwell, NE4 8TR

- Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Great Investment Opportunity
- Potential Rental Income £7,200 PA

Lot
54

EPC - D

Starting Bid £75,000

0191 4251 509 North East Auction



Let's talk property

Online and live
auction success
stories

Let's talk property...

Wellington Street, Lemington, Newcastle, NE15 8RH

Starting Bid **£34,950**



Sold For **£48,000**

Hare Law Gardens, Stanley, Durham, DH9 8DE

Starting bid **£29,950**



Sold For **£43,500**

Enfield Road, Gateshead, Tyne and Wear, NE8 4JJ

Starting bid **£42,000**



Sold For **£73,500**

St. Cuthberts Drive, Gateshead, NE10 9AA

Starting bid **£29,950**



Sold For **£48,000**

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on 0191 206 9335 or visit www.pattinsonauctions.co.uk

Feature Property



Lot
47

North East Auction

Holly Avenue, Dunston, Gateshead, NE11 9UT

- Semi Detached Property
- Three Bedrooms
- Conservatory
- Garden To The Front And Rear
- Gas Central Heating
- Potential Rental Income £7,200 PA

Starting Bid **£99,950**



Let's talk property

Feature Property



Lot
54

North East Auction

Ellesmere Road, Benwell, Newcastle, NE4 8TR

Starting Bid **£75,000**

- Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Great Investment Opportunity
- Potential Rental Income £7,200 PA

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

North West Auction

29th March 2017

1pm Registration - 1:30pm Start

Blackpool FC
Bloomfield Road
Seasiders Way
Blackpool
FY1 6JJ

Let's talk property

North West Auction

Wednesday 29th March 2017



TRADING PLACES ●



Firwood Avenue, Urmston, M41 9PJ

- Mid Terraced Property
- Two Bedrooms
- Large Enclosed Rear Garden
- Lounge and Dining Room
- Breakfast Kitchen

Lot
1

EPC - D

Starting Bid £140,000

0161 7470022 Trading Places

UR



Oystons
ESTATE AGENCY



Crofters Mews, Blackpool, FY1 2EE

- Apartment
- One Bedroom
- Ideal First Time Buy Or Buy To Let
- Close to Town Centre
- Communal Gardens

Lot
2

EPC - C

Starting Bid £25,000

01253 622225 Oystons

UR



Oystons
ESTATE AGENCY

Ribble Road, Blackpool, FY1 4AA

- Terraced Property
- Two Bedrooms
- Ideal Investment
- Freehold

Lot
3

EPC - E

Starting Bid £75,000

01253 622225 Oystons

UR

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



Victoria Close, Blackburn, BB1 5ES

- Modern First Floor Apartment
- Two Bedrooms
- Reception Room
- Two Parking Spaces
- Freehold

Lot
4

EPC - C

Starting Bid £70,000

01254 695555 Crown Estates

UR



Flip Road, Haslingden, BB4 5EJ

- Barn Conversion
- Four Bedrooms
- Three Reception Rooms
- Two Properties Converted Into One
- Large Double Garage/Workshop

Lot
5

EPC - E

Starting Bid £230,000

01254 398516 Thompson & Partners

UR



Adelaide Street, Blackpool, FY1 4LU

- Terraced Property
- Four Bedrooms
- Close To Local Amenities
- Ideal Investment
- Potential Rental Income £7,800 PA.

Lot
6

EPC - E

Starting Bid £75,000

01253 622225 Oystons

UR

Let's talk property

North West Auction

Wednesday 29th March 2017



Manchester Road, Preston, PR1 3YH

- Mixed Use Property
- Seperate Access
- Ground Floor Retail
- Three Bedroom Flat Above
- City Centre Location

Lot
7

EPC -

Starting Bid £75,000

01772 555551 Oystons

UR



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
8

EPC - D

Starting Bid £25,000

01254 398516 Thompson & Partners

UR



St. Heliers Road, Blackpool, FY1 6JD

- Terraced Property
- Three Bedrooms
- Arranged Into Three One Bedroom Flats
- Ideal Investment

Lot
9

EPC - G

Starting Bid £100,000

01253 622225 Oystons

UR

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Queens Promenade, Blackpool, FY2 9GL

- Apartment
- Two Bedroom
- Electric Heating
- Grade II Listed Building
- Leasehold

Lot
10

EPC - F

Starting Bid £80,000

01253 622225 Oystons

UR



Inkerman Street, Ashton-on-Ribble, PR2 2BN

- Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- On Street Parking
- Requires Modernisation
- Potential Rental Income £6,900 PA

Lot
11

EPC - D

Starting Bid £80,000

01772 200 191 V-Estates

UR



St. Heliers Road, Blackpool, FY1 6JD

- Terraced Property
- Three Bedrooms
- Three self-contained One bedroom Flats
- Freehold

Lot
12

EPC - D

Starting Bid £95,000

01253 622225 Oystons

UR

Let's talk property

North West Auction

Wednesday 29th March 2017



Ruff Lane, Ormskirk, L39 4UL

- Detached Property
- Five Bedrooms
- Large Private Plot
- Double Garage To The Rear
- Accommodation Over Three Levels

Lot
13

EPC - F

Starting Bid £450,000

01695 570 102 Arnold Philips

UR



Church Street, Great Harwood, BB6 7NF

- Two storey Mid-Terrace
- Ground floor retail
- First floor storage
- Modern finishing
- Shop window frontage
- Decked area to the rear

Lot
14

EPC - C

Starting Bid £45,000

01254 695555 Crown Estates

UR



Cheltenham Road, Blackpool, FY1 2PR

- Mid Terraced Property
- Three Bedrooms
- Freehold
- Ideal Investment

Lot
15

EPC -

Starting Bid £75,000

01253 622225 Oystons

UR

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



Shadsworth Road, Blackburn, BB1 2AW

- Mid Terrace Property
- Three Bedrooms
- Gas Central Heating And Double Glazing
- Three Storey
- Close To Local Amenities

Lot
16

EPC - E

Starting Bid £30,000

01254 695555 Crown Estates

UR



Eastpines Drive, Thornton, FY5 3RZ

- Bungalow
- One Bedroom
- Good Sized Rear Garden & Garage
- On A Bus Route
- Kitchen And Breakfast Bar

Lot
17

EPC - D

Starting Bid £85,000

01253 866 000 Oystons

UR



Reed Street, Burnley, BB11 3LP

- Mid Terraced Property
- Two Bedrooms
- Investment Opportunity
- Lounge, Kitchen
- In Need of Modernisation
- Potential Rental Income £4,740 PA

Lot
18

EPC - D

Starting Bid £20,000

01282 469023 Keenans

UR

Let's talk property

North West Auction

Wednesday 29th March 2017



468 Queens Promenade, Thornton-Cleveleys, FY5 1PU

- Apartment
- One Bedroom
- Sea Views
- Ideal For First Time Buyers
- Close To Bus/Tram Routes

Lot
19

EPC - E

Starting Bid £35,000

01253 866 000 Oystons

UR



South Strand, Fleetwood, FY7 8RL

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Detached Garage
- Off Road Parking

Lot
20

EPC - D

Starting Bid £175,000

01253 776777 Oystons

UR



Main Street, Burton, LA6 1LQ

- Potential Residential Development
- Planning Permission Granted
- Unique Residential Development
- Site Area: 3,468 sq ft
- Planning Ref: SL/2014/0060
- Desirable Location

Lot
21

EPC -

Starting Bid £160,000

01539 733373 Lancastrian Estates

UR

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City & Suburbia
Private Property Sales & Lettings

Burscough Train Station, Burscough, L40 0RZ

- Character Property
- Three Large Bedrooms
- Three Large Reception Rooms
- Grade II Listed Building
- Superb Renovation Project

Lot
22

EPC -

Starting Bid £215,000

01704 898543 City & Suburbia

UR



pearson
ferrier

Rochdale Road, Middleton, M24 2PU

- Terraced Property
- Four Bedrooms
- Lounge
- Dining Room
- Rear Yard
- Close to Local Amenities

Lot
23

EPC - E

Starting Bid £65,000

0161 637 4083 Pearson Ferrier

UR



Oystons
ESTATE AGENCY

Lytham Road, Blackpool, FY4 1EA

- Three Self Contained Flats
- Ideal Investment Opportunity
- Currently Tenanted
- Close to Local Amenities

Lot
24

EPC -

Starting Bid £115,000

01253 622225 Oystons

UR

Let's talk property

North West Auction

Wednesday 29th March 2017



North Cliff Street, Preston, PR1 8JA

- Block of Four Flats
- Electric Heating
- Good Investment Opportunity
- Period Double Fronted Property
- Close to City Centre

Lot
25

EPC - G

Starting Bid £155,000

01772 555 551 Oystons

UR



Franklands Drive, Ribbleson, PR2 6RY

- Terraced Property
- Three Bedrooms
- Two Car Driveway
- Gas Central Heating & Double Glazing
- Requires Cosmetic Updating

Lot
26

EPC - B

Starting Bid £65,000

01772 555 551 Oystons

UR



Chesterfield Road, Blackpool, FY1 2PP

- Terraced Property
- Three Flats & One Studio Flat
- Ideal Investment
- Close to Local Amenities

Lot
27

EPC -

Starting Bid £115,000

01253 622225 Oystons

UR

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Harris Street, Fleetwood, FY7 6QX

- End Terraced
- Three Bedrooms
- Ideal Investment
- Deceptively Spacious
- Close To Local Amenities

Lot
28

EPC -

Starting Bid £70,000

01253 776 777 Oystons

UR



Rhodes Green, middleton, M24 4SL

- Detached Property
- Two Bedrooms
- Requires Full Modernisation
- Gas Central Heating
- Close To Local Amenities

Lot
29

EPC - E

Starting Bid £100,000

0161 655 4113 McGowan Homes

UR



Sherbourne Road, Blackpool, FY1 2PW

- Terraced Property
- Three Self Contained Flats
- Ideal Investment
- Close to Local Amenities

Lot
30

EPC -

Starting Bid £85,000

01253 622225 Oystons

UR

Let's talk property

North West Auction

Wednesday 29th March 2017



St Paul's Road, Wallasey, CH44 7AJ

- Mixed Commercial & Residential Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Rear Yard
- Potential Split Into Shop And Flat Above

Lot
31

EPC -

Starting Bid £20,000

0151 653 3340 Barnes Property Management

UR



Exchange Street, Blackpool, FY1 2DZ

- Full Planning Granted
- Residential Conversion Opportunity
- Nine Apartments
- Historic Building
- Central Location
- GEA 456.48m²

Lot
32

EPC - C

Starting Bid £165,000

01253 622225 Oystons

UR



Scotland Bank Terrace, Blackburn, Lancashire, BB2 4NE

- Mid Terrace Property
- Two Bedrooms
- Gas Central Heating
- Close To Local Amenities
- Two Reception Rooms

Lot
33

EPC -

Starting Bid £30,000

01254 695555 Crown

UR

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Online and live
auction success
stories

Let's talk property...

Cunliffe Road, Blackpool, Lancashire, FY1 6RZ

Starting bid **£25,000**



Sold For **£30,000**

Queen Street, Lancaster, LA1 1RX

Starting bid **£155,000**



Sold For **£218,000**

Coach Road, Warton, Carnforth, Lancashire, LA5 9PP

Starting bid **£135,000**



Sold For **£166,000**

Croasdale Drive, Thornton-Cleveleys, FY5 2AG

Starting bid **£80,000**



Sold For **£110,000**

Let's talk property

Proxy 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 Name:

Date Of Birth:

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. Please only sign the above if you have read and fully understand this agreement, and have been left a copy of this agreement. In compliance with Anti Money Laundering Regulations an Equifax search will be carried out to verify your identity and proof of residency. This does not affect your credit file.

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 Form for © & U 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 £3,600 non refundable deposit and exchange contracts within 28 days (if the buyer defaults in anyway and the sale fails to complete the buyer will forfeit the reservation fee) and under the unconditional auction will pay a 10% subject to a minimum of £3,600 deposit 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. 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 Name:

Date Of Birth:

Address:

.....

.....

Post Code:

Telephone Number:

Business Number:

Mobile Number:

Solicitors Name:

Solicitors Address:

.....

.....

.....

Post Code:

Phone Number:

Signed: X

by the buyer on his/her behalf and on behalf of any principle mentioned above. Please only sign the above if you have read and fully understand this agreement, and have been left a copy of this agreement. In compliance with Anti Money Laundering Regulations an Equifax search will be carried out to verify your identity and proof of residency. This does not affect your credit file.

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

Let's talk property

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 it's 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;

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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) make 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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