Auction House Of The Year 2016!

Royal House Gibson Street, Close House, Bishop Auckland, DL14 8RT

Let’s talk property...

Starting Bid £120,000

In this issue...

A word from the auctioneer | Success stories | Upcoming Auction Dates
A word from our auctioneer Justin...

It’s always good to help first time buyers onto the property ladder at our auctions. Many of our properties come at great prices that many people would struggle to find at high street estate agents.

Make sure you put June 27th in your diary as that is the date for our next North East auction. Bids start from as little as £12,000 for a two bed terrace house in Durham. At the other end of the spectrum we have an eight bed house in Northumberland with a starting bid of £850,000. To have a look at what we have available visit our website pattinsonauction.co.uk.

Our North West auction follows on June 28th with a great range of commercial and residential properties available. I’m sure you will find what you are looking for.

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

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
Preston Marriott Hotel, Preston
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
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
- June 27th
- July 25th
- August 29th
- September 26th
- October 31st

North West Auction
- June 28th
- July 26th
- August 30th
- September 27th
- October 25th

Midlands & Yorkshire Auction
- July 4th
- August 31st
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 July 2017. For more information about selling at auction please contact us on 0191 425 1507.

5-6 Lansdowne Terrace, Gosforth, NE3 1HW
Sold For £361,000
- Office Accommodation
- Three Floors
- 3,623sq. ft (337m²)

Lovaine House, Lovaine Terrace, North Shields, NE29 0HJ
Sold For £248,000
- Two Storey, Three Floor Property
- Currently Converted to Offices
- NIA 331sqm (3,563sqft)

Park Road, Hartlepool, Durham, TS24 7PW
Sold For £95,000
- Prominent Corner Position
- Large Window Frontage
- Open Plan Layout

West Road, Denton Burn, Newcastle, NE15 7QQ
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 425 1507 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

<table>
<thead>
<tr>
<th>Lot</th>
<th>Address</th>
<th>Starting Bid</th>
<th>Lot</th>
<th>Address</th>
<th>Starting Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>56</td>
<td>Albion Terrace, Lynemouth, Morpeth, NE61 5TA</td>
<td>£49,950</td>
<td>20</td>
<td>Duke Street, Ashington, NE63 8SD</td>
<td>£69,950</td>
</tr>
<tr>
<td>47</td>
<td>Alford, Ouston, Chester Le Street, Durham, DH2 1RT</td>
<td>£124,950</td>
<td>40</td>
<td>Durham Place, Birtley, Chester-Le-Street, DH3 2AY</td>
<td>£149,950</td>
</tr>
<tr>
<td>19</td>
<td>Angus Close, Killingworth, Newcastle upon Tyne, NE12 6CR</td>
<td>£59,950</td>
<td>8</td>
<td>Fergusons Lane, Denton Burn, Newcastle upon Tyne, NE15 7DY</td>
<td>£79,950</td>
</tr>
<tr>
<td>49</td>
<td>Appletree Gardens, Walkerville, Newcastle upon Tyne, NE6 4PB</td>
<td>£95,000</td>
<td>36</td>
<td>Fifth Street, Horden, Peterlee, Durham, SR8 4LA</td>
<td>£14,950</td>
</tr>
<tr>
<td>1</td>
<td>Axwell Terrace, Swalwell, Newcastle upon Tyne, NE16 3JS</td>
<td>£20,000</td>
<td>54</td>
<td>Former Castle Court Nursing Home, Mangrove Road, TS12 3BL</td>
<td>£170,000</td>
</tr>
<tr>
<td>46</td>
<td>Balliol Close, Peterlee, Durham, SR8 2NX</td>
<td>£54,950</td>
<td>17</td>
<td>128B Front Street, Newbiggin By The Sea, NE64 6AA</td>
<td>£30,000</td>
</tr>
<tr>
<td>6</td>
<td>Barrasford Street, Howdon, Wallsend, NE28 0JZ</td>
<td>£25,000</td>
<td>18</td>
<td>124 Front Street, Newbiggin-by-the-Sea, NE64 6AA</td>
<td>£40,000</td>
</tr>
<tr>
<td>69</td>
<td>Barrasford Street, Wallsend, NE28 0JZ</td>
<td>£37,950</td>
<td>42</td>
<td>126A Front Street, Newbiggin-by-the-Sea, NE64 6AA</td>
<td>£30,000</td>
</tr>
<tr>
<td>65</td>
<td>Beaumont Road, North Ormesby, Middlesbrough, TS3 6NW</td>
<td>£99,950</td>
<td>43</td>
<td>128A Front Street, Newbiggin-by-the-Sea, NE64 6AA</td>
<td>£37,000</td>
</tr>
<tr>
<td>68</td>
<td>Bedford Street, North Shields, NE29 0AR</td>
<td>£130,000</td>
<td>52</td>
<td>126B Front Street, Newbiggin-by-the-Sea, NE64 6AA</td>
<td>£35,000</td>
</tr>
<tr>
<td>58</td>
<td>Beech Grove South, Prudhoe, NE42 6HX</td>
<td>£80,000</td>
<td>16</td>
<td>Gladstone Terrace, Bedlington, NE22 5DB</td>
<td>£75,000</td>
</tr>
<tr>
<td>57</td>
<td>Beechwood Care Home, Beechwood Gardens, Gateshead, NE11 0BY</td>
<td>£225,000</td>
<td>60</td>
<td>Grasmere Road, Wallsend, NE28 8PX</td>
<td>£115,000</td>
</tr>
<tr>
<td>32</td>
<td>Belsay Close, Pegswood, Morpeth, NE61 6XQ</td>
<td>£59,950</td>
<td>37</td>
<td>High Ridge, Bedlington, NE22 6EF</td>
<td>£89,950</td>
</tr>
<tr>
<td>67</td>
<td>Bensham Road, Darlington, Darlington, DL1 3DF</td>
<td>£89,950</td>
<td>64</td>
<td>Hillside Crescent, Thornley, Durham, Durham, DH6 3DW</td>
<td>£39,950</td>
</tr>
<tr>
<td>29</td>
<td>Briardale, Coreett, Durham, DH8 7BD</td>
<td>£24,950</td>
<td>66</td>
<td>Howlish View, Coundon, Bishop Auckland, Durham, DL14 8ND</td>
<td>£12,000</td>
</tr>
<tr>
<td>33</td>
<td>Canterbury Street, Newcastle upon Tyne, NE6 2JD</td>
<td>£35,000</td>
<td>3</td>
<td>John Williamson Street, Laygate, South Shields, NE33 5HP</td>
<td>£29,950</td>
</tr>
<tr>
<td>9</td>
<td>Chambers Crescent, Gateshead, NE9 7HA</td>
<td>£114,950</td>
<td>13</td>
<td>Kingfisher House, Kingsway, Gateshead, NE11 0JQ</td>
<td>£55,000</td>
</tr>
<tr>
<td>4</td>
<td>Chancery Lane, Blyth, NE24 2LB</td>
<td>£15,000</td>
<td>27</td>
<td>Kingsmere Gardens, Walker, Newcastle upon Tyne, NE6 3NP</td>
<td>£35,000</td>
</tr>
<tr>
<td>50</td>
<td>Chatton Street, Wallsend, NE28 0JT</td>
<td>£25,000</td>
<td>14</td>
<td>Linton Burn Park, Widdrington, Morpeth, NE61 5DA</td>
<td>£125,000</td>
</tr>
<tr>
<td>5</td>
<td>Colston Street, Benwell, Newcastle upon Tyne, NE4 8UL</td>
<td>£75,000</td>
<td>12</td>
<td>Longleat Gardens, Town Centre, South Shields, NE33 2NS</td>
<td>£65,000</td>
</tr>
<tr>
<td>48</td>
<td>Columbia Grange, Kinton, Newcastle upon Tyne, NE3 3JP</td>
<td>£104,950</td>
<td>51</td>
<td>Matlock Square, Lynemouth, Morpeth, NE61 5YF</td>
<td>£49,950</td>
</tr>
<tr>
<td>45</td>
<td>Druridge Drive, Newsham Farm, Blyth, NE24 4PJ</td>
<td>£90,000</td>
<td>22</td>
<td>Mayfield, Morpeth, NE61 2AG</td>
<td>£149,950</td>
</tr>
</tbody>
</table>

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 East Auction Index

<table>
<thead>
<tr>
<th>Lot</th>
<th>Address</th>
<th>Starting Bid</th>
<th>Lot</th>
<th>Address</th>
<th>Starting Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Moorside Court, Cowgate, Newcastle upon Tyne, NE5 3AN</td>
<td>£35,000</td>
<td>39</td>
<td>The Gables Nelson Avenue, Nelson Village, Cranshaw, NE23 1HG</td>
<td>£80,000</td>
</tr>
<tr>
<td>31</td>
<td>Pele House Middle Road, Shibbottle, Alnwick, NE66 2XS</td>
<td>£850,000</td>
<td>15</td>
<td>Thurlow Way, Houghton Le Spring, DH5 8NW</td>
<td>£59,950</td>
</tr>
<tr>
<td>25</td>
<td>Penzance Court, Murton, Seaham, Durham, SR7 9JT</td>
<td>£124,950</td>
<td>55</td>
<td>Verano Apartments, 118 Whitley Road, Whiteley Bay, NE26 2NA</td>
<td>£72,000</td>
</tr>
<tr>
<td>53</td>
<td>Pinewood Gardens, Lobley Hill, Gateshead, NE11 0DJ</td>
<td>£135,000</td>
<td>59</td>
<td>Vernon Place, Newbiggin-by-the-Sea, NE64 6ED</td>
<td>£150,000</td>
</tr>
<tr>
<td>71</td>
<td>Portland Mews, Sandyford, Newcastle upon Tyne, NE2 1RW</td>
<td>£850,000</td>
<td>38</td>
<td>Victoria Terrace, Bedlington, NE22 5QD</td>
<td>£39,950</td>
</tr>
<tr>
<td>34</td>
<td>Quarry Lane, South Shields, NE34 7NP</td>
<td>£99,950</td>
<td>23</td>
<td>Wansbeck Road, Jarrow, NE32 5SR</td>
<td>£89,950</td>
</tr>
<tr>
<td>28</td>
<td>Ridgeway House Durham Road, Birtley, Chester Le Street, DH3 1HT</td>
<td>£100,000</td>
<td>70</td>
<td>West View, Penshaw, Houghton Le Spring, DH4 7HP</td>
<td>£29,950</td>
</tr>
<tr>
<td>10</td>
<td>Rosalind Street, Ashington, NE63 9BN</td>
<td>£45,000</td>
<td>24</td>
<td>Western Terrace South, Murton, Seaham, Durham, SR7 9BA</td>
<td>£24,950</td>
</tr>
<tr>
<td>61</td>
<td>Royal House, Gibson Street, Close House, Bishop Auckland, DL14 8RT</td>
<td>£120,000</td>
<td>7</td>
<td>Westgate Road, Newcastle upon Tyne, NE4 6AJ</td>
<td>£109,950</td>
</tr>
<tr>
<td>35</td>
<td>Sebourne Street, South Shields, NE33 2TB</td>
<td>£35,000</td>
<td>62</td>
<td>Willow Grove, Walbourn, NE28 6PN</td>
<td>£39,950</td>
</tr>
<tr>
<td>44</td>
<td>Severus Road, Fenham, Newcastle upon Tyne, NE4 9DJ</td>
<td>£135,000</td>
<td>41</td>
<td>Windsor Court, Bedlington, NE22 5PB</td>
<td>£149,950</td>
</tr>
<tr>
<td>21</td>
<td>South Street, Chester Le Street, Durham, DH2 2JG</td>
<td>£115,000</td>
<td>26</td>
<td>Wordsworth Avenue, Whickham, Newcastle upon Tyne, NE16 4BS</td>
<td>£100,000</td>
</tr>
<tr>
<td>11</td>
<td>Stirling Drive, Bedlington, NE22 5YF</td>
<td>£45,000</td>
<td>30</td>
<td>Wynyard Drive, Bedlington, NE22 5YH</td>
<td>£109,950</td>
</tr>
<tr>
<td>63</td>
<td>The Cottages, Rushyford, Ferryhill, Durham, DL17 0LN</td>
<td>£180,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Definition of Auction Terms

We’ve outlined the key terms of each auction lot so you know exactly what you’re bidding on. For more information speak to one of our auction specialists at the auction event or call us on 0191 206 9335.

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)

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
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)

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.

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
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
Mitford Close, Oxclose, Washington, Tyne & Wear, NE38 0HB

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Off Street Parking

Sold at Auction for £41,500

Starting Bid was £24,950

SOLD FOR NEARLY TWICE THE STARTING BID!

To see how we can help you buy, sell and move call our property specialists today on 0191 425 1509 or email auction@pattinson.co.uk
Strathisla Hebron, Morpeth, Northumberland, NE61 3LA

- Bungalow
- Four Bedrooms
- Three Reception Rooms
- Gas Central Heating

Starting Bid was £350,000

SOLD FOR 60K OVER STARTING BID!

Sold at Auction for £410,000

To see how we can help you buy, sell and move call our property specialists today on 0191 425 1509 or email auction@pattinson.co.uk
Market Place, Wooler, Northumberland, NE71 6LF

- Upper Floor - Two Bedroom
- Pair of Flats
- Off Street Parking
- Lower Flat - One Bedroom

Starting Bid was £75,000

SOLD FOR NEARLY TWICE THE STARTING BID!

Sold at Auction for £134,000

To see how we can help you buy, sell and move call our property specialists today on 0191 425 1509 or email auction@pattinson.co.uk
North East Auction

27th June 2017

5pm Registration - 5:30pm Start

Newcastle Falcons
Upper Level 2
Kingston Park Stadium
Brunton Road
Newcastle
NE13 8AF
### Axwell Terrace, Swalwell, NE16 3JS

- **Lot 1**
- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Excellent Transport Links & Close to Local Amenities
- Private Rear Yard & Front Gardens
- Potential Rental Income £4,740 PA

<table>
<thead>
<tr>
<th>Lot</th>
<th>Starting Bid £20,000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0191 4775116 Whickham</td>
</tr>
</tbody>
</table>

#### Unconditional Reservation Fee

<table>
<thead>
<tr>
<th>Lot</th>
<th>Starting Bid £35,000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0191 4251 509 North East Auction</td>
</tr>
</tbody>
</table>

### Moorside Court, Cowgate, NE5 3AN

- **Lot 2**
- Upper Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Balcony
- Potential Rental Income £4,200 PA

### John Williamson Street, Laygate, NE33 5HP

- **Lot 3**
- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Ideal Investment
- Double Glazing
- Currently Achieving £4,680 PA

<table>
<thead>
<tr>
<th>Lot</th>
<th>Starting Bid £29,950</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0191 4540488 South Shields</td>
</tr>
</tbody>
</table>

---

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
### Chancery Lane, Blyth, NE24 2LB
- End Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Yard to Rear
- Potential Rental Income £4,800 PA

**EPC - E**

**Lot 4**

**Starting Bid £15,000**

01670 369000  Blyth

### Colston Street, Benwell, NE4 8UL
- Pair of Flats
- Two Bedroom Lower
- One Bedroom Upper
- Gas Central Heating
- Great Buy to Let Opportunity
- Potential Rental Income £10,140 PA

**EPC -**

**Lot 5**

**Starting Bid £75,000**

0191 2725880  West Road

### Barrasford Street, Howdon, NE28 0JZ
- Lower Flat
- Two Bedrooms
- Situated in East Howdon
- Double Glazing
- Gas Central Heating
- Potential Rental Income £4,800 PA

**EPC - D**

**Lot 6**

**Starting Bid £25,000**

0191 2345681  Wallsend
**Lot 7**

Westgate Road, Newcastle upon Tyne, NE4 6AJ

- Maisonette
- Four Bedrooms
- Close to City Centre & Universities
- Well Presented Throughout
- Gas Central Heating
- Current Tenanted Investment Until August 2017

EPC - D  
Unconditional

**Starting Bid £109,950**  
0191 2725880  West Road

---

**Lot 8**

Fergusons Lane, Denton Burn, NE15 7DY

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Popular Location
- Garage

EPC -  
Unconditional

**Starting Bid £79,950**  
0191 2725880  West Road

---

**Lot 9**

Chambers Crescent, Gateshead, NE9 7HA

- Semi Detached Bungalow
- Conservatory
- Driveway
- Close to Local Amenities
- Gas Central Heating

EPC - D  
Unconditional

**Starting Bid £114,950**  
0191 4878898  Low Fell

---

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
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

Lot 10

Rosalind Street, Ashington, NE63 9BN

- Terraced Property
- Three Bedrooms
- Ideal Investment Opportunity
- Gas Central Heating
- Off Street Parking
- Potential Rental Income £5,700 PA

Starting Bid £45,000
01670 568096  Ashington

Lot 11

Stirling Drive, Bedlington, NE22 5YF

- Mid-Link Gemini Style House
- Modern Decor Throughout
- Low Maintenance Garden To The Rear
- Gas Combi Heating
- Solid Wood Flooring To The Ground Floor
- Double Glazing

EPC - D

Starting Bid £45,000
01670 568097  Bedlington

Lot 12

Longleat Gardens, Town Centre, NE33 2NS

- Town House Property
- Three Bedrooms
- Gas Central Heating
- Rear Garden
- Single Garage
- Potential Rental Income £6,600 PA

EPC -

Starting Bid £65,000
0191 4540488  South Shields

Let’s talk property
**North East Auction**  
**Tuesday 27th June 2017**

### Lot 13
**Kingfisher House, Kingsway, NE11 0JQ**
- Long leasehold
- Team Valley Trading Estate
- Designated Car Parking
- EPC Rating C75
- Office Space
- Approx. 143.80m² (1,547.86 sq.ft)

**Starting Bid £55,000**

<table>
<thead>
<tr>
<th>Price</th>
<th>Contact</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>£55,000</td>
<td>0191 4878898</td>
<td>Low Fell</td>
</tr>
</tbody>
</table>

### Lot 14
**Linton Burn Park, Widdrington, NE61 5DA**
- Semi-Detached
- Well Presented
- Two Reception Rooms
- Three Bedrooms
- En-Suite Wash Room
- Gardens
- EPC - C

**Starting Bid £125,000**

<table>
<thead>
<tr>
<th>Price</th>
<th>Contact</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>£125,000</td>
<td>01670 568096</td>
<td>Ashington</td>
</tr>
</tbody>
</table>

### Lot 15
**Thurlow Way, Houghton Le Spring, DH5 8NW**
- End Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Conservatory
- Ideal First Time Buy or Investment Opportunity
- EPC - E

**Starting Bid £59,950**

<table>
<thead>
<tr>
<th>Price</th>
<th>Contact</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>£59,950</td>
<td>0191 4251 509</td>
<td>North East Auction</td>
</tr>
</tbody>
</table>

---

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
Gladstone Terrace, Bedlington, NE22 5DB

- Three Bedroom
- End Terraced Property
- Double Glazing
- Gas Central Heating
- Good Transport Links

EPC - D

Conditional

Starting Bid £75,000

01670 568097 Bedlington

Lot 16

Front Street, Newbiggin By The Sea, NE64 6AA

- Lower Flat
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Close to Sea Front
- Potential Rental Income £4,800 PA

EPC - C

Unconditional

Starting Bid £30,000

0191 4251 509 North East Auction

Lot 17

Front Street, Newbiggin-by-the-Sea, NE64 6AA

- Terraced Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Close to Sea Front
- Currently Achieving £4,800 PA

EPC - D

Unconditional

Starting Bid £40,000

0191 4251 509 North East Auction

Lot 18

Let’s talk property
Angus Close, Killingworth, NE12 6QR

Lot 19

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

EPC -

Conditional

Starting Bid £59,950
0191 2150677
Forest Hall

Duke Street, Ashington, NE63 8SD

Lot 20

- Two Bedrooms
- Terraced House
- Double Glazed & Gas Central Heating
- Large Front Garden

EPC -

Conditional

Starting Bid £69,950
01670 568096
Ashington

South Street, Chester Le Street, DH2 2JG

Lot 21

- End Terraced Property
- Four Bedrooms
- Converted Garage
- Gas Central Heating
- Double Glazing
- Potential Rental Income £5,700 PA

EPC - D

Conditional

Starting Bid £115,000
0191 3892944
Chester Le Street

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
Mayfield, Morpeth, NE61 2AG

- Semi-Detached Bungalow
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Excellent Transport Links
- Front & Rear Gardens
- Garage

EPC -

Lot 22

Conditional

Starting Bid £149,950

01670 568099 Morpeth

Wansbeck Road, Jarrow, NE32 5SR

- Mid Link Terrace
- Two Bedroom
- Two Reception Room
- Gas Central Heating & Double Glazing
- Private Yard
- Potential Rental Income £5,100 PA

EPC - D

Lot 23

Unconditional

Starting Bid £89,950

0191 4897431 Jarrow

Western Terrace South, Murton, SR7 9BA

- Terraced Property
- Two Bedrooms
- Requires Updating
- Two Reception Rooms
- Gas Central Heating
- Potential Rental Income £5,400 PA

EPC -

Lot 24

Unconditional Reservation Fee

Starting Bid £24,950

0191 5143929 Sunderland

Let’s talk property
**North East Auction**  
**Tuesday 27th June 2017**

<table>
<thead>
<tr>
<th>Lot</th>
<th>Property Details</th>
<th>Starting Bid</th>
<th>Contact</th>
</tr>
</thead>
</table>
| 25  | Penzance Court, Murton, SR7 9JT  
  • Spacious Bungalow  
  • Four Bedrooms  
  • Two Reception Rooms  
  • Garage  
  • Fantastic Road Links  
  • Gas Central Heating  
  | £124,950 | 0191 5183521 Peterlee |
| 26  | Wordsworth Avenue, Whickham, NE16 4BS  
  • Semi Detached Property  
  • Two Bedrooms  
  • Double Glazing  
  • Gas Central Heating  
  • Front & Rear Garden  
  | £100,000 | 0191 4775116 Whickham |
| 27  | Kingsmere Gardens, Walker, NE6 3NP  
  • First Floor Flat  
  • Two Bedrooms  
  • Gas Central Heating  
  • Off Street Parking  
  • Communal Gardens  
  • Transport Links  
  | £35,000 | 0191 2049601 Heaton |

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
Lot 28
Durham Road, Birtley, DH3 1HT
- Semi Detached Property
- Three Bedrooms
- Downstairs WC
- Basement
- Off Street Parking

EPC -
Conditional Reservation Fee
Starting Bid £100,000
0191 3892944 Chester Le Street

Lot 29
Briardale, Consett, DH8 7BD
- Terraced Property
- Two Bedrooms
- Double Glazing
- Some Updating Required
- Gardens
- Off Street Parking

EPC -
Unconditional Reservation Fee
Starting Bid £24,950
01207 508262 Consett

Lot 30
Wynyard Drive, Bedlington, NE22 5YH
- Detached Bungalow
- Large Corner Plot
- Two Bedrooms
- Conservatory
- Garage & Drive

EPC -
Conditional
Starting Bid £109,950
01670 568097 Bedlington
<table>
<thead>
<tr>
<th>Lot 31</th>
<th>Middle Road, Shilbottle, NE66 2XS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Character Property</strong>&lt;br&gt;<strong>Grade II Listed</strong>&lt;br&gt;<strong>Eight Bedrooms</strong>&lt;br&gt;<strong>Adjoining Annex</strong>&lt;br&gt;<strong>Established Garden</strong>&lt;br&gt;<strong>Conservatory</strong>&lt;br&gt;<strong>EPC -</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid £850,000</strong>&lt;br&gt;01665 604193&lt;br&gt;Alnwick</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot 32</th>
<th>Belsay Close, Pegswood, NE61 6XQ</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Semi Detached Property</strong>&lt;br&gt;<strong>Two Bedrooms</strong>&lt;br&gt;<strong>Gas Central Heating</strong>&lt;br&gt;<strong>Double Glazing</strong>&lt;br&gt;<strong>Garden to Rear</strong>&lt;br&gt;<strong>Potential Rental Income £5,400 PA</strong>&lt;br&gt;<strong>EPC - D</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid £59,950</strong>&lt;br&gt;01670 568099&lt;br&gt;Morpeth</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot 33</th>
<th>Canterbury Street, Newcastle upon Tyne, NE6 2JD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Upper Flat</strong>&lt;br&gt;<strong>Two Bedrooms</strong>&lt;br&gt;<strong>Gas Central Heating</strong>&lt;br&gt;<strong>Double Glazing</strong>&lt;br&gt;<strong>Shared Rear Yard</strong>&lt;br&gt;<strong>Potential Rental Income £4500 PA</strong>&lt;br&gt;<strong>EPC -</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid £35,000</strong>&lt;br&gt;0191 2049601&lt;br&gt;Heaton</td>
<td></td>
</tr>
<tr>
<td>Lot 34</td>
<td>Quarry Lane, South Shields, NE34 7NP</td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td><strong>Lot</strong></td>
<td>Semi Detached Property</td>
</tr>
<tr>
<td></td>
<td>Three Bedrooms</td>
</tr>
<tr>
<td></td>
<td>Detached Garage</td>
</tr>
<tr>
<td></td>
<td>Gas Central Heating</td>
</tr>
<tr>
<td></td>
<td>Double Glazing</td>
</tr>
<tr>
<td></td>
<td>Garden to Front &amp; Rear</td>
</tr>
<tr>
<td><strong>EPC</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Conditional</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid</strong></td>
<td><strong>£99,950</strong></td>
</tr>
<tr>
<td><strong>01207 508262</strong></td>
<td>Consett</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot 35</th>
<th>Selbourne Street, South Shields, NE33 2TB</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot</strong></td>
<td>Ground Floor Flat</td>
</tr>
<tr>
<td></td>
<td>Two Bedrooms</td>
</tr>
<tr>
<td></td>
<td>Shared Rear Yard</td>
</tr>
<tr>
<td></td>
<td>Double Glazing</td>
</tr>
<tr>
<td></td>
<td>Gas Central Heating</td>
</tr>
<tr>
<td></td>
<td>Excellent Transport Links</td>
</tr>
<tr>
<td><strong>EPC</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Unconditional</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid</strong></td>
<td><strong>£35,000</strong></td>
</tr>
<tr>
<td><strong>0191 4540488</strong></td>
<td>South Shields</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot 36</th>
<th>Fifth Street, Horden, SR8 4LA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot</strong></td>
<td>Terraced Property</td>
</tr>
<tr>
<td></td>
<td>Two Bedrooms</td>
</tr>
<tr>
<td></td>
<td>Double Glazing</td>
</tr>
<tr>
<td></td>
<td>Street Parking</td>
</tr>
<tr>
<td></td>
<td>Potential Rental Income £3,300 PA</td>
</tr>
<tr>
<td><strong>EPC</strong></td>
<td>D</td>
</tr>
<tr>
<td><strong>Conditional Reservation Fee</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid</strong></td>
<td><strong>£14,950</strong></td>
</tr>
<tr>
<td><strong>0191 5183521</strong></td>
<td>Peterlee</td>
</tr>
</tbody>
</table>

Let's talk property
<table>
<thead>
<tr>
<th>Lot 37</th>
<th>High Ridge, Bedlington, NE22 6EF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot</strong> 37</td>
<td>High Ridge, Bedlington, NE22 6EF</td>
</tr>
<tr>
<td><strong>EPC</strong></td>
<td>D</td>
</tr>
<tr>
<td><strong>Conditional</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid</strong></td>
<td>£89,950</td>
</tr>
<tr>
<td><strong>01670 568097</strong></td>
<td>Bedlington</td>
</tr>
<tr>
<td><strong>Bedlington</strong></td>
<td></td>
</tr>
</tbody>
</table>

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Off Street Parking
- Recently Refurbished

<table>
<thead>
<tr>
<th>Lot 38</th>
<th>Victoria Terrace, Bedlington, NE22 5QD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot</strong> 38</td>
<td>Victoria Terrace, Bedlington, NE22 5QD</td>
</tr>
<tr>
<td><strong>EPC</strong></td>
<td>C</td>
</tr>
<tr>
<td><strong>Conditional</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid</strong></td>
<td>£39,950</td>
</tr>
<tr>
<td><strong>01670 568097</strong></td>
<td>Bedlington</td>
</tr>
<tr>
<td><strong>Bedlington</strong></td>
<td></td>
</tr>
</tbody>
</table>

- Ground Floor Flat
- Two Bedrooms
- Spacious Lounge / Dining Area
- Ideal Family Home or Holiday Let
- Shared Rear Yard
- Potential Rental Income £3,900 PA

<table>
<thead>
<tr>
<th>Lot 39</th>
<th>Nelson Avenue, Nelson Village, NE23 1HG</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot</strong> 39</td>
<td>Nelson Avenue, Nelson Village, NE23 1HG</td>
</tr>
<tr>
<td><strong>EPC</strong></td>
<td>C</td>
</tr>
<tr>
<td><strong>Unconditional</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Starting Bid</strong></td>
<td>£80,000</td>
</tr>
<tr>
<td><strong>01670 568098</strong></td>
<td>Cramlington</td>
</tr>
<tr>
<td><strong>Cramlington</strong></td>
<td></td>
</tr>
</tbody>
</table>

- Semi Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Garage
Durham Place, Birtley, DH3 2AY

Lot 40

- Detached Property
- Four Bedrooms
- Lounge / Dining Room
- Kitchen / Utility Room
- Garage & Driveway
- Front & Rear gardens

EPC - D

Unconditional

Starting Bid £149,950

0191 3892944 Chester Le Street

Windsor Court, Bedlington, NE22 5PB

Lot 41

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

EPC - D

Conditional

Starting Bid £149,950

01670 568097 Bedlington

Front Street, Newbiggin-by-the-Sea, NE64 6AA

Lot 42

- Lower Flat
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Potential Rental Income £4,800 PA

EPC - C

Unconditional

Starting Bid £30,000

0191 4251 509 North East Auction
### Lot 43
**Front Street, Newbiggin-by-the-Sea, NE64 6AA**
- Upper Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Close to Sea Front
- Currently Achieving £4,800 PA
EPC - C

**Starting Bid £37,000**

| 0191 4251 509 | North East Auction |

### Lot 44
**Severus Road, Fenham, NE4 9DJ**
- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Garage
- Gas Central Heating

EPC -

**Starting Bid £135,000**

| 0191 2725880 | West Road |

### Lot 45
**Druridge Drive, Newsham Farm, NE24 4PJ**
- Semi-Detached Property
- Three Bedrooms
- Double Glazing
- Coastal
- Gardens
- Garage
EPC -

**Starting Bid £90,000**

| 0191 2960696 | North Shields |

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
### Ballool Close, Peterlee, SR8 2NX

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Ideal First Time Buy
- Potential Rental Income £5,400 PA

**Starting Bid £54,950**

0191 4251 509  | North East Auction

### Alford, Ouston, DH2 1RT

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Front, Rear & Side Gardens
- Potential Rental Income £5,700 PA

**Conditional Reservation Fee**

**Starting Bid £124,950**

0191 3892944  | Chester Le Street

### Columbia Grange, Kenton, NE3 3JP

- Semi Detached Property
- Four Bedrooms
- Allocated Parking
- Double Glazing
- Gas Central Heating
- Potential Rental Income £7,200 PA

**Unconditional Reservation Fee**

**Starting Bid £104,950**

0191 2303365  | Gosforth

---

**Let’s talk property**

Pattinson Auction | 29
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

<table>
<thead>
<tr>
<th>Lot</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>49</td>
<td>Appletree Gardens, Walkerville, NE6 4PB</td>
<td>Semi Detached Property, Three Bedrooms, Two Reception Rooms, Sought After Area, Gardens/Garage/Driveway, Advised 48 years On Lease, Unconditional Reservation Fee, Starting Bid £95,000, Wallsend 0191 2345681</td>
</tr>
<tr>
<td>50</td>
<td>Chatton Street, Wallsend, NE28 0JT</td>
<td>Lower Flat, Two Bedrooms, Gas Central Heating, Double Glazing, Private Rear Yard, Potential Rental Income £4,800 PA, Unconditional, Starting Bid £25,000, Jarrow 0191 4897431</td>
</tr>
<tr>
<td>51</td>
<td>Matlock Square, Lynemouth, NE61 5YF</td>
<td>Semi Detached Property, Three Bedrooms, Gas Central Heating, Double Glazing, Garden, Potential Rental Income £4,320 PA, Conditional, Starting Bid £49,950, Ashington 01670 568096</td>
</tr>
</tbody>
</table>
Front Street, Newbiggin-by-the-Sea, NE64 6AA

Lot 52

- Upper Flat
- One Bedroom
- Double Glazing
- Gas Central Heating
- Close to Sea Front
- Currently Achieving £3,600 PA

EPC - D

Unconditional

Starting Bid £35,000

0191 4251 509    North East Auction

Lot 53

Pinewood Gardens, Lobley Hill, NE11 0DJ

- Semi Detached Bungalow
- Two / Three Bedrooms
- Gardens to Three Sides
- Excellent Transport Links
- Detached Garage
- Gas Central Heating & Double Glazing

EPC - D

Conditional

Starting Bid £135,000

0191 4775116    Whickham

Lot 54

Former Castle Court Nursing Home, Mangrove Road, Boosbeck, TS12 3BL

- Total Site Area 1.52 Acres (0.61 Hectares)
- Residential Development Opportunity
- Planning Permission for 14 Apartments
- Former 36 Bedroom Care Home

EPC -

Unconditional

Starting Bid £170,000

0191 425 1507    Commercial
Whitley Road, Whitley Bay, NE26 2NA
- Ground Floor Apartment
- Two Bedrooms
- Double Glazing
- Low Maintenance
- Excellent Investment Opportunity
- Potential Rental Income £5,700 PA

EPC -
Conditional Reservation Fee

Starting Bid £72,000
0191 2531301 Whitley Bay

Albion Terrace, Lynemouth, NE61 5TA
- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- New Conservatory
- Garden
- Yard (Recently Concreted)

EPC - D
Unconditional

Starting Bid £49,950
01670 568096 Ashington

Beechwood Gardens, Gateshead, NE11 0BY
- Former Care Home
- 18 Bedrooms
- Development Opportunity
- Ideal Location
- Freehold Title
- Detached

EPC -
Unconditional

Starting Bid £225,000
0191 425 1507 Commercial
Beech Grove South, Prudhoe, NE42 6HX

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

EPC - D

Unconditional

Starting Bid £80,000

Lot 58

01661 834198 Prudhoe

Vernon Place, Newbiggin-by-the-Sea, NE64 6ED

- Period Stone Built Property
- Three Bedrooms
- Superb Kitchen
- Large Garage / Roof Garden
- Ideal Family Home / Holiday Let
- Sun Lounge

EPC - D

Conditional

Starting Bid £150,000

Lot 59

01670 568096 Ashington

Grasmere Road, Wallsend, NE28 8PX

- Semi Detached Property
- Two Double Bedrooms
- Two Receptions
- Re-Furbished Bathroom
- Double Glazed & Gas Central Heating
- Gardens & Drive

EPC - E

Unconditional

Starting Bid £115,000

Lot 60

0191 2345681 Wallsend
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 East Auction
Tuesday 27th June 2017

Lot 61
Royal House Close House, Gibson Street, Close House, DL14 8RT
• Nine Self-Contained Bedsits
• Development & Investment Potential
• Laundry Room & Gymnasium
• Parking Spaces Included
• Site Area 655sqm
• Garden to Rear
EPC - Unconditional
Starting Bid £120,000
0191 425 1507 Commercial

Lot 62
Willow Grove, Wallsend, NE28 6PN
• Upper Flat
• Two Bedrooms
• Gas Central Heating
• Double Glazing
• Close to Local Amenities
• Potential Rental Income £5,400 PA
EPC - D Unconditional
Starting Bid £39,950
0191 2345681 Wallsend

Lot 63
The Cottages, Rushyford, DL17 0LN
• Cottage
• Two Bedrooms
• Two Reception Rooms
• Conservatory
• Stunning Gardens
• Rare to the Market
EPC - D Conditional Reservation Fee
Starting Bid £180,000
0191 4251 509 North East Auction
Hillsyde Crescent, Thornley, DH6 3DW

- Semi Detached Property
- Three Bedrooms
- Generous Gardens
- Off Street Parking
- Double Glazing
- Potential Rental Income of £5,400 PA

EPC -

Conditional Reservation Fee

Starting Bid £39,950
0191 5183521 Peterlee

Beaumont Road, North Ormesby, TS3 6NW

- Two Storey Three Floor Premises
- Tenanted Investment
- Rental Income of £12,000PA
- We Await Copies of Leases
- Freehold Title
- Ideal Investment Opportunity

EPC -

Unconditional

Starting Bid £99,950
0191 425 1507 Commercial

Howlish View, Coundon, DL14 8ND

- Terraced Property
- Two Bedrooms
- Ideal Investment
- In Need of Refurbishment
- Enclosed Yard to Rear
- Potential Rental Income £3,900 PA

EPC - D

Unconditional

Starting Bid £12,000
0191 4251 509 North East Auction

Let’s talk property
North East Auction
Tuesday 27th June 2017

Bensham Road, Darlington, DL1 3DF

- Semi Detached Property
- Three Bedrooms
- Close to Local Amenities
- Huge Development Potential
- Larger Than Average Corner Plot
- Potential Rental Income £6,600 PA

EPC - D

Unconditional Reservation Fee

Starting Bid £89,950

0191 4251 509   North East Auction

Bedford Street, North Shields, NE29 0AR

- Prominent Position
- Investment Opportunity
- Owner Occupier Opportunity
- Total NIA 497.72sqm (5,358sqft)
- A1 Retail Use
- Freehold Title

EPC -

Unconditional

Starting Bid £130,000

0191 425 1507   Commercial

Barrasford Street, Wallsend, NE28 0JZ

- Pair of Flats
- Ground Floor - Two Bedroom
- Upper Floor - Three Bedroom
- Double Glazing
- Rear Yard
- Potential Rental Income of £9,900 PA

EPC -

Unconditional

Starting Bid £37,950

0191 2960696   North Shields

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
Lot 70

West View, Penshaw, DH4 7HP

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

EPC - E

Conditional Reservation Fee

Starting Bid £29,950
0191 4154467  Washington

Lot 71

Portland Mews, Sandyford, Newcastle, NE2 1RW

- 9 Individual Apartments
- Great Investment Opportunity
- Approx £4100 PCM Rental Income
- 3 x Two Bedrooms + 6 x One Bedrooms
- Allocated Parking
- In accordance with the Estate Agents Act we are obligated to advise that the seller is a Connected Party.

EPC -

Unconditional

Starting Bid £850,000
0191 2324392  Newcastle

Lot 72

Rock Farm Mews, Wheatley Hill, DH6 3NG

- Priced to Sell
- Ideal Rental Investment
- Two bedrooms
- Mid Terraced Property
- Off Road Parking
- Front & Rear Gardens

EPC - C

Unconditional

Starting Bid £39,950
0191 3832133  Durham City

Let’s talk property
Gibson Street, Consett, DH8 5LB

- Three Bedroom Semi Detached
- Double Garage
- Double Driveway
- Must Be Viewed

Lot 73

EPC - E

Conditional

Starting Bid £99,950

01207 508262 Consett

Chowdene Bank, Low Fell, NE9 6JD

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Desirable Location
- Potential Rental Income £7,500 PA

Lot 74

EPC - E

Conditional

Starting Bid £99,950

0191 4878898 Low Fell

Fifth Street, Horden, SR8 4LA

- Mid Terraced Property
- Two Bedrooms
- Double Glazed
- Ideal Investment
- In Need of Minor Updating

Lot 75

EPC - C

Conditional Reservation Fee

Starting Bid £14,950

0191 5183521 Peterlee

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
Furness Street, Hartlepool, Durham, TS24 8DN

- Terraced Property
- Three Bedrooms
- Great Investment
- Double Glazing

Starting Bid was £19,950

SOLD FOR NEARLY TWICE THE STARTING BID!

Sold at Auction for £35,000

To see how we can help you buy, sell and move call our property specialists today on 0191 425 1509 or email auction@pattinson.co.uk
Highfield Road, Shiney Row, DH4 7LT

- Two Bedrooms
- Semi Detached Property
- Gardens
- Double Glazing
- Potential Rental Income £4,800 PA

Starting Bid was £25,000

SOLD FOR £14,500 OVER THE STARTING BID!

Sold at Auction for £39,500

To see how we can help you buy, sell and move call our property specialists today on 0191 425 1509 or email auction@pattinson.co.uk
Gladstone Terrace, Penshaw, Houghton Le Spring, DH4 7PJ

- Cottage
- One Bedroom
- Gas Central Heating & Double Glazing
- Ideal First Time Buy or Investment Opportunity

**Starting Bid was £20,000**

SOLD FOR MORE THAN TWICE THE STARTING BID!

Sold at Auction for **£46,500**

To see how we can help you buy, sell and move call our property specialists today on **0191 425 1509** or email **auction@pattinson.co.uk**
Proxy Form for Conditional & Unconditional Reservation Fee 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 Details:
Card Issuer: Visa: ☐ Mastercard: ☐ Maestro: ☐
Switch: ☐ Visa Delta: ☐ Solo: ☐

Buyers Details:
Full Name: .................................................................
Date Of Birth: .................................................................
Address: .................................................................
________________________________________________________________________
________________________________________________________________________
Post Code: ..............................
Telephone Number: .................................................................
Business Number: .................................................................
Mobile Number: .................................................................
Solicitors Name: .................................................................
Solicitors Address: .................................................................
________________________________________________________________________
________________________________________________________________________
Post Code: ..............................
Date: ..............................

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.

Bidding via a Partner Agent?: Yes: ☐ No: ☐
Name of Partner Agent: .................................................................
________________________________________________________________________
________________________________________________________________________
Post Code: ..............................
Solicitors Address: .................................................................
________________________________________________________________________
________________________________________________________________________

Credit Card payments are subject to a surcharge of 3% of the total amount payable. American Express is not accepted. * Switch and Solo Only
Proxy Form for Conditional & Unconditional 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 Number: ..............................................................................
Card Issuer: Visa ☐ Mastercard ☐ Maestro ☐
Switch ☐ Visa Delta ☐ Solo ☐
Start Date: ......................................... Expiry Date: ..............................
Issue Number*: ....................... Security Code: ..............................

TO BE SHREDDED AFTER USE

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: ..........................................................................................

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: .................................................................
.......................................................................................................................
.......................................................................................................................

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:
for 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 (or their conveyancers’) the occasion when both buyer and seller have fulfilled 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 disapproved 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

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) outgoings 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.

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

G4. Title and identity

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

G4.2 If any of the documents is not made available before the auction the following provisions apply;
(a) the buyer may raise no requisition on or 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:
   (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 on or objections to any of the documents that are to be treated as within the actual knowledge of the buyer; and
(b) claim the deposit and any interest on it if held by a stakeholder.

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
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 buyer 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 seller 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 surely 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;
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 or resulting from the environmental condition of the lot.

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 charge expenditure that is not attributable to any tenancy the seller must pay the expenditure to the buyer.

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 may 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 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.

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