



# Pattinson

## Auction

North East Auction | Tuesday 28<sup>th</sup> November 2017 | Registration 5:00 pm | NE13 8AF



### Auction House Of The Year 2016!

**Lot 97** - St Pauls Drive, Houghton-le-Spring, DH4 7SH



Starting Bid **£370,000**

## In this issue...

A word from the auctioneer | Success stories | Upcoming Auction Dates

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

# North East Auction

Tuesday 28<sup>th</sup> November 2017



**Justin Beckwith**  
Auction Director

## A word from our Auction Director Justin...

We may be approaching the end of the year, but we still have some exciting properties up for auction. This will be our penultimate North-East auction this year so make sure you maximise your chances of bagging a brilliant property.

As always, at auction, we have a mixed bag and the range of properties is diverse. With a starting bid of £29,950 we are delighted to offer to the market a fantastic investment opportunity in the form of a two-bedroom terraced property in Shiney Row, Houghton-le-Spring. On the other end of the scale, make sure you take a look at the two-bedroom apartment on offer in the Hartford hall Estate in Northumberland. This property has been recently decorated and has a potential rental income of £11,400 PA!

All of our auction entries can be found at [pattinsonauction.co.uk](http://pattinsonauction.co.uk). Here you can also book a viewing and find out more about buying and selling at auction.

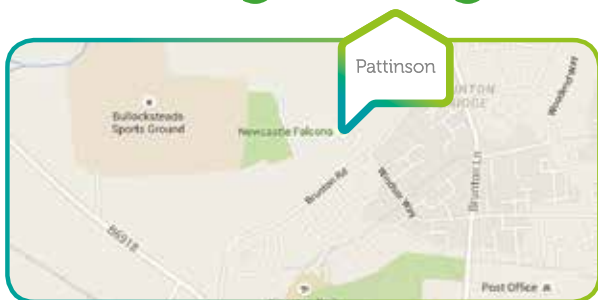
Don't forget that we will continue to be taking auction entries before the end of the year! If you have a property to sell, our auction team will be happy to answer any questions you may have and walk you through the process.

Just this month a three-bedroom terrace in Alnwick with a starting bid of £59,950 sold for £175,000 in an online auction. That's nearly triple the starting bid!! So, make sure you don't miss out on the chance of getting the best price for your property. Get in touch with our auction experts on 0191 206 9335 or email [auction@pattinson.co.uk](mailto:auction@pattinson.co.uk)

See you at Kingston Park Rugby Ground on the 28<sup>th</sup> November. Happy bidding!

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 interested in with a member of the auction team and to have a look at the legal packs available if you're bidding on an unconditional lot.

### North East

Newcastle Falcons Rugby Club  
NE13 8AF  
Registration 5pm

### North West

Bloomfield Road, Blackpool  
FY1 6JJ  
Registration 1pm

### Midlands & Yorkshire

Nottingham Racecourse  
NG2 4BE  
Registration 1pm

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

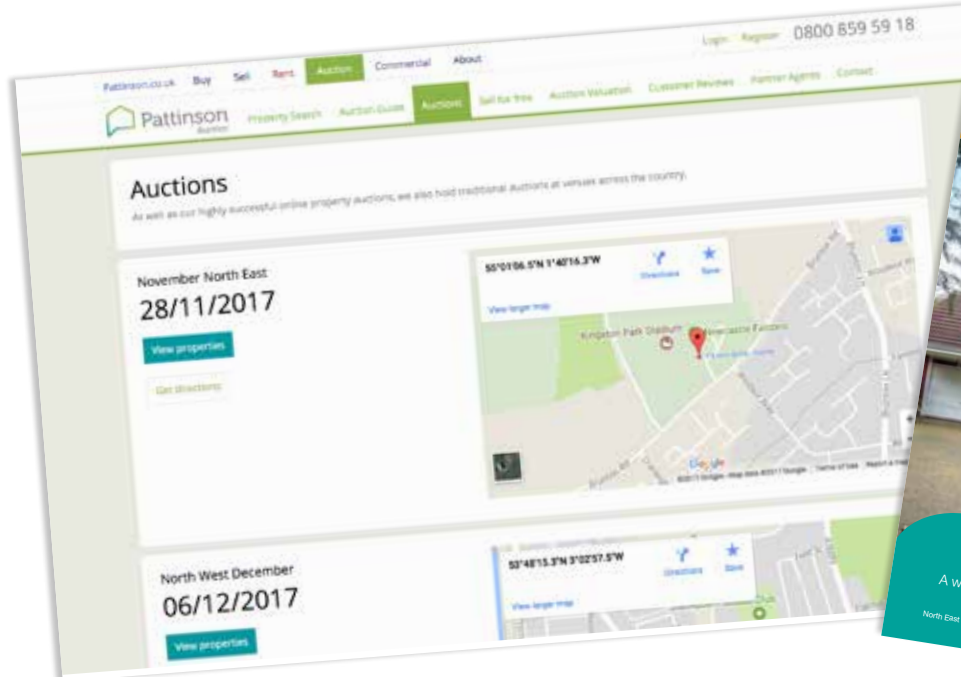


## Upcoming Pattinson Auctions

Let's talk property...

For a comprehensive list of our upcoming National & Online Auctions, or to download a copy of our Auction catalogues please visit:

[pattinsonauction.co.uk](http://pattinsonauction.co.uk)



Let's talk property

# Commercial Success Stories

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

5-6 Lansdowne Terrace, Gosforth, NE3 1HW

Starting Bid **£275,000**



Sold For **£361,000**

- Office Accommodation
- Three Floors
- 3,623sq. ft (337m<sup>2</sup>)

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

Starting Bid **£115,000**



Sold For **£248,000**

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

Market Place, Wooler, Northumberland, NE71 6LF

Starting Bid **£75,000**



Sold For **£134,000**

- Ground Floor Retail Unit
- Two Flats
- Retail Let at £4,800 Per Annum

West Road, Denton Burn, Newcastle, NE15 7QQ

Starting Bid **£78,000**



Sold For **£116,500**

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

To see how we can help you buy, sell and move call our property specialists on 0191 425 1507 or visit [pattinson.co.uk/commercial](http://pattinson.co.uk/commercial)





High Street East & Laburnum Avenue, Wallsend, NE28 8PF

Starting Bid **£135,000**



Sold For **£177,000**

- Three Storey Retail Property
- 527sqm of Retail & Storage
- Additional Ground Floor Retail Unit

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

Narrowgate, Alnwick, Northumberland, NE66 1JG

Starting Bid **£70,000**



Sold For **£109,000**

- Former Public House
- Two Bedroom Flat
- Full Renovation Needed

Blandford Street, Sunderland, Tyne and Wear, SR1 3JP

Starting Bid **£225,000**



Sold For **£230,000**

- Sunderland City Centre
- Freehold Title
- Ideal Investment Opportunity

Let's talk property

# North East Auction

## Tuesday 28<sup>th</sup> November 2017

### North East Auction Index

Lot   Address	Starting Bid	Lot   Address	Starting Bid
<b>102</b> Albert Road, Jarrow, NE32 5AF	<b>£44,950</b>	<b>11</b> Eton Road, Oxbridge , Stockton-on-Tees, Cleveland , TS18 4DL	<b>£69,950</b>
<b>76</b> Ancona Street, Pallion, Sunderland, SR4 6TJ	<b>£32,000</b>	<b>8</b> Falcon Grange, Bardon Mill, Hexham, NE47 7DU	<b>£160,000</b>
<b>32</b> Argyle Street, Thornhill, Sunderland, SR2 7DH	<b>£89,950</b>	<b>18</b> Falcon Grange, Bardon Mill, Hexham, NE47 7DU	<b>£160,000</b>
<b>35</b> Armstrong Terrace, West Park, South Shields, NE33 4LE	<b>£55,000</b>	<b>28</b> Falcon Grange, Bardon Mill, Hexham, NE47 7DU	<b>£135,000</b>
<b>19</b> Aspen Place, Cleadon Vale, South Shields, NE34 8BZ	<b>£75,000</b>	<b>38</b> Falcon Grange, Bardon Mill, Hexham, NE47 7DU	<b>£135,000</b>
<b>110</b> Bainbridge Street, Durham, DH1 1NA	<b>£110,000</b>	<b>45</b> Falcon Grange, Bardon Mill, Hexham, NE47 7DU	<b>£90,000</b>
<b>70</b> Banbury Way, North Shields, NE29 6HQ	<b>£69,950</b>	<b>63</b> Falcon Grange, Bardon Mill, Hexham, NE47 7DU	<b>£90,000</b>
<b>87</b> Barnes Park Road, Barnes, Sunderland, SR4 7PY	<b>£125,000</b>	<b>84</b> Falcon Grange, Bardon Mill, Hexham, NE47 7DU	<b>£90,000</b>
<b>51</b> Barrack Row, Shiney Row, Houghton Le Spring, DH4 7LH	<b>£29,950</b>	<b>23</b> Fern Street, Deptford, Sunderland, SR4 6AL	<b>£59,000</b>
<b>90</b> Beach Road, Bents Park, South Shields, NE33 2NN	<b>£99,950</b>	<b>12</b> Frederick Street, South Shields, NE33 5DY	<b>£69,950</b>
<b>20</b> Beatty Avenue, Town End Farm, Sunderland, SR5 4QP	<b>£49,950</b>	<b>46</b> Front Street, Annfield Plain, Stanley, DH9 8HY	<b>£50,000</b>
<b>103</b> Brack Terrace, Bill Quay, Gateshead, NE10 OTT	<b>£49,950</b>	<b>13</b> Garden Cottage Hartford Bridge, Bedlington, NE22 6BF	<b>£199,950</b>
<b>91</b> Brackenlaw, Gateshead, NE9 6RU	<b>£54,000</b>	<b>56</b> George Avenue, Easington, Peterlee, SR8 3NG	<b>£45,000</b>
<b>80</b> Browney Lane, Browney, Durham, DH7 8HT	<b>£60,000</b>	<b>50</b> Gladstonbury Place, Benton, NE12 8HH	<b>£135,000</b>
<b>65</b> Charles Street, Hazlerigg, NE13 7AY	<b>£85,000</b>	<b>86</b> Glencote Mile Road, Widdrington, NE61 5QW	<b>£115,000</b>
<b>73</b> Chatton Street, Wallsend, NE28 0JT	<b>£49,950</b>	<b>31</b> Glenview Close, Pelton Fell, Chester Le Street, DH2 2EU	<b>£124,950</b>
<b>100</b> Chaucer Road, Whickham, NE16 4BJ	<b>£63,000</b>	<b>53</b> Green Park Crescent, Haltwhistle, NE49 9HH	<b>£97,000</b>
<b>60</b> Chestnut Avenue, Whitley Bay, NE25 8JX	<b>£125,000</b>	<b>69</b> Irthing, Ellington, Morpeth, NE61 5LP	<b>£125,000</b>
<b>21</b> Church Street, Seaham, SR7 7HF	<b>£7,000</b>	<b>85</b> Islay House Redburn, Bardon Mill, Hexham, NE47 7DZ	<b>£135,000</b>
<b>22</b> Claremont Terrace, Blyth, NE24 2LE	<b>£99,950</b>	<b>66</b> John Martin Street, Haydon Bridge, Hexham, NE47 6AA	<b>£125,000</b>
<b>40</b> Connaught Terrace, Jarrow, NE32 5AL	<b>£95,000</b>	<b>98</b> Kesteven Square, Downhill, Sunderland, SR5 4AU	<b>£54,000</b>
<b>64</b> Coppice Place, NE12 9DA	<b>£169,950</b>	<b>72</b> Kielder Close, Killingworth, NE12 6TE	<b>£59,950</b>
<b>83</b> Coverdale, Hemlington, Middlesbrough, Cleveland, TS8 9SF	<b>£55,000</b>	<b>44</b> Kipling Avenue, Swalwell, NE16 3JB	<b>£95,000</b>
<b>104</b> Curlew Way, Blyth, NE24 3SD	<b>£79,950</b>	<b>15</b> Land and Buildings to the East of Cobbett Crescent, South Shields, NE34 9HS	<b>£13,500</b>
<b>30</b> Daildarach Hartford Hall Estate, Bedlington, NE22 6AG	<b>£139,950</b>	<b>24</b> Land at the back of Cooperative Terrace, Palmersville, NE12	<b>£9,000</b>
<b>36</b> Dalton Avenue, Lynemouth, Morpeth, NE61 5TH	<b>£34,950</b>	<b>9</b> Land lying to the South Side of Summerfield Terrace, Low Westwood, NE17 7PP	<b>£105,000</b>
<b>42</b> Dene Road, Tynemouth, North Shields, NE30 2JW	<b>£255,000</b>	<b>101</b> Land to the west of Jubilee Terrace, Washington, NE38 8JY	<b>£40,000</b>
<b>34</b> Dinsdale Road, NE2 1DP	<b>£99,950</b>		

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

## North East Auction Index

Lot   Address	Starting Bid	Lot   Address	Starting Bid
<b>93</b> Lynn Road, North Shields, NE29 8HS	<b>£84,950</b>	<b>58</b> Speedwell Court, Ashington, NE63 8EY	<b>£280,000</b>
<b>62</b> Maple Close, Beaufront Park, Bedlington, NE22 7LU	<b>£79,950</b>	<b>5</b> Spires Lane, Byker, NE6 2NT	<b>£55,000</b>
<b>109</b> Meadow View, West Auckland, Durham, DL14 9HB	<b>£50,000</b>	<b>97</b> St Pauls Drive, Houghton-le-Spring, Co.Durham, DH4 7SH	<b>£370,000</b>
<b>59</b> Milburn Road, Ashington, NE63 ONE	<b>£94,950</b>	<b>33</b> Station Road, Wallsend, NE28 8QS	<b>£200,000</b>
<b>82</b> Millbank Crescent, Bedlington, NE22 5QJ	<b>£49,950</b>	<b>41</b> Swinley Gardens, Denton Burn, NE15 7HX	<b>£29,950</b>
<b>55</b> Mount Pleasant, Burnhope, Durham, DH7 0BB	<b>£79,950</b>	<b>106</b> The Avenue, Felling, Gateshead, NE10 0JA	<b>£49,950</b>
<b>99</b> Mowbray Road, Westoe, South Shields, NE33 3DH	<b>£115,000</b>	<b>78</b> The Pastures, Morpeth, NE61 2AT	<b>£145,000</b>
<b>89</b> Mowbray Road, Westoe, South Shields, NE33 3AU	<b>£84,950</b>	<b>7</b> The Potteries Roman Road, Middlesbrough, TS5 6EA	<b>£63,000</b>
<b>6</b> Murray Street, Hartlepool, TS26 8PL	<b>£180,000</b>	<b>17</b> The Potteries Roman Road, Middlesbrough, TS5 6EA	<b>£63,000</b>
<b>16</b> Myrtle Crescent, Forest Hall, NE12 7ND	<b>£60,000</b>	<b>29</b> The Potteries Roman Road, Middlesbrough, TS5 6EA	<b>£63,000</b>
<b>74</b> North Ridge, Bedlington, NE22 6DD	<b>£99,950</b>	<b>37</b> The Potteries Roman Road, Middlesbrough, TS5 6EA	<b>£63,000</b>
<b>92</b> North Road, East Boldon, NE36 0DJ	<b>£135,000</b>	<b>47</b> The Potteries Roman Road, Middlesbrough, TS5 6EA	<b>£63,000</b>
<b>61</b> Ouseburn Wharf St. Lawrence Road, Newcastle NE6 1BY	<b>£155,000</b>	<b>57</b> The Potteries Roman Road, Middlesbrough, TS5 6EA	<b>£63,000</b>
<b>52</b> Ponteland Road, Cowgate, NE5 3EP	<b>£64,950</b>	<b>67</b> The Potteries Roman Road, Middlesbrough, TS5 6EA	<b>£63,000</b>
<b>26</b> Princes Road, Middlesbrough, TS1 4BN	<b>£30,000</b>	<b>77</b> The Potteries Roman Road, Middlesbrough, TS5 6EA	<b>£63,000</b>
<b>43</b> Queen Street, Grange Villa, Chester Le Street, DH2 3LU	<b>£25,000</b>	<b>68</b> Thirteenth Street, Horden, Peterlee, SR8 4QP	<b>£15,000</b>
<b>54</b> Queen Victoria Street, Gateshead, NE10 0QN	<b>£46,000</b>	<b>4</b> Thornbrough Cottage, Thornbrough, Corbridge, NE45 5LX	<b>£299,950</b>
<b>81</b> Redwell Road, Prudhoe, NE42 5AF	<b>£110,000</b>	<b>10</b> Town Close, Newton-by-the-Sea, Alnwick, NE66 3EB	<b>£59,950</b>
<b>2</b> Riding Dene, Mickley, Stocksfield, NE43 7DL	<b>£55,000</b>	<b>49</b> Two Ball Lonnen, Fenham, NE4 9SB	<b>£89,950</b>
<b>96</b> Roseville Street, Thornhill, Sunderland, SR4 7LU	<b>£54,000</b>	<b>75</b> Warenmill Close, West Denton Park, NE15 8XH	<b>£79,950</b>
<b>88</b> Rowlandson Terrace, Grangetown, Sunderland, SR2 7SU	<b>£79,950</b>	<b>107</b> Warren Square, Peterlee, SR8 4JE	<b>£1</b>
<b>3</b> Rudyerd Street, North Shields, NE29 6RR	<b>£24,950</b>	<b>39</b> Whinlaw, Beacon Lough, Gateshead, NE9 6RS	<b>£63,000</b>
<b>79</b> Rydal Mount, Newbiggin-by-the-Sea, NE64 6TL	<b>£54,950</b>	<b>48</b> Whitelaw Place, Cramlington, NE23 6HY	<b>£55,000</b>
<b>105</b> Scrogg Road, Walker, NE6 3AT	<b>£67,500</b>	<b>1</b> Whitton Road, Fairfield, Stockton-on-Tees, TS19 7DW	<b>£90,000</b>
<b>94</b> Selbourne Street, South Shields, NE33 2TB	<b>£30,000</b>	<b>27</b> Winchester Close, Ashington, NE63 9QJ	<b>£49,950</b>
<b>95</b> Selbourne Street, South Shields, NE33 2TB	<b>£30,000</b>	<b>14</b> Woodbine Road, Gosforth, NE3 1DD	<b>£270,000</b>
<b>71</b> Sheepwash Bank, Guidepost, Choppington, NE62 5LY	<b>£59,950</b>	<b>108</b> Worcester Street, Middlesbrough, Cleveland, TS1 4NS	<b>£35,000</b>
<b>25</b> Southway, South West Denton, NE15 7RD	<b>£125,000</b>		

Let's talk property

## 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)

### Unconditional Lots

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

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

### Conditional Lots - Reservation Fee ★

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

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

### Unconditional Lots - Reservation Fee ★

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

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

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

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



## 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

# pattinson

lettings & property management



## November Lettings & Property Management Update...



*Jonathan Parker*

I am delighted to have joined Pattinson's as the head of residential lettings. We have a unique opportunity to be a one stop shop for every investor and landlord. You can source an auction property through us and then market it for rent through our network of 29 offices in the North East and our 1000's of registered prospective tenants before it has even completed!

We offer a unique rent guarantee scheme\* - ensuring you always receive your rent, so you can get on with the more important things in life.

Myself and my team will be available to guide you through our Tenancy Only and Fully Managed options in the foyer, so please feel free to come and say hello and run through any questions you may have.

**Jonathan Parker** MNAEA MARLA  
Head of Residential Lettings

**CALL US ON 0800 24 24 26 OR  
SPEAK TO OUR STAFF AT THIS  
MONTH'S AUCTION EVENT**

**LOOKING FOR A PROPERTY?  
WWW.PATTINSON.CO.UK/RENT**

\*Terms & conditions apply.





Auction  
success  
story



Parlour Close, Sinderhope, Allendale, NE47 9SH

- Stone Built Property
- Attached Two Storey Barn Suitable for Conversion
- Two Bedrooms in Main Building
- Large Lounge in Main Building

Starting Bid was **£74,950**


**SOLD FOR £45K OVER STARTING BID!!**

Sold at Auction for **£120,000**



To see how we can help you buy, sell and move call our property specialists today on **0191 425 1509** or email **[northeast@pattinson.co.uk](mailto:northeast@pattinson.co.uk)**





We are taking entries for our upcoming auctions. Don't miss out, contact us today to book your place:

**0191 425 1509**

[northeast@pattinson.co.uk](mailto:northeast@pattinson.co.uk)



**Month**

**December**

**Closing Date**

5<sup>th</sup> December

**Auction Date**

19<sup>th</sup> December

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

# North East Auction

28<sup>th</sup> November 2017

5pm Registration - 5:30pm Start

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

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Whitton Road, Fairfield, TS19 7DW

Lot  
1

- Bungalow
- Two Bedrooms
- Garage & Driveway
- Double Glazed Windows
- In Need of Minor Updating
- No. 136 Whitton Road SOLD for £124,000

EPC -

Unconditional Reservation Fee

**Starting Bid £90,000**

01642 210132

Teesside Office



Riding Dene, Mickley, NE43 7DL

Lot  
2

- End Terraced Property
- Three Bedrooms
- Front & Rear Garden
- In Need of Refurbishment
- Garage
- Potential Rental Income of £7,000 PA

EPC -

Unconditional Reservation Fee

**Starting Bid £55,000**

01661 834198

Prudhoe



Rudyerd Street, North Shields, NE29 6RR

Lot  
3

- Ground Floor Retail Space
- Popular Commercial Location
- Window Frontage
- Freehold Title
- Electric Roller Shutter
- NIA 750sqft

EPC -

Unconditional

**Starting Bid £24,950**

0191 425 1507

Commercial

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Thombrough, Corbridge, NE45 5LX

Lot  
4

- Detached Cottage
- Three Bedrooms
- Development Opportunity
- Built Circa 1800's
- Stone Built
- Land Approximately 1/3 of an Acre

EPC - G

Unconditional Reservation Fee

**Starting Bid £299,950**

01434 605376

Hexham



Spires Lane, Byker, NE6 2NT

Lot  
5

- Terraced Property
- Three Bedrooms
- Off Street Parking
- Beautifully Presented
- Gas Central Heating
- Potential Rental Income £6,300 PA

EPC - C

Unconditional

**Starting Bid £55,000**

0191 2049601

Heaton



Murray Street, Hartlepool, TS26 8PL

Lot  
6

- Four Commercial Units
- Four Residential Flats
- Tenanted Investment
- Two Units Currently Let
- Freehold Title
- Rental Income of £12,000 PA

EPC -

Unconditional

**Starting Bid £180,000**

0191 425 1507

Commercial

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Roman Road, Middlesbrough, TS5 6EA

- Apartment
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Potential Rental £6,600 PA

Lot  
7

EPC - B

Unconditional

**Starting Bid £63,000**

01642 210132

Teesside Office



Falcon Grange, Bardon Mill, NE47 7DU

- Town House
- Four Bedrooms
- Double Glazing
- Two Reception Rooms
- Allocated Parking
- Garage

Lot  
8

EPC -

Unconditional

**Starting Bid £160,000**

01434 605376

Hexham



Summerfield Terrace, Low Westwood, NE17 7PP

- Land Site
- 0.19ac (760sqm)
- Freehold Title
- Lapsed Planning Permission
- Reference Number LO/1/2008/0483/DMFP
- Mains Services

Lot  
9

EPC -

Unconditional Reservation Fee

**Starting Bid £105,000**

0191 425 1507

Commercial

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Town Close, Newton-by-the-Sea, NE66 3EB

Lot  
10

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear
- The Purchaser Must Have Lived or Worked in Northumberland for Three Consecutive Years.

EPC -

Conditional

**Starting Bid £59,950**

01665 604193

Alnwick



Eton Road, Oxbridge, TS18 4DL

Lot  
11

- Mid Terraced Property
- Two/Three Bedrooms
- Gas Central Heating
- Double Glazing
- Popular Location
- Garden to Rear

EPC -

Conditional Reservation Fee

**Starting Bid £69,950**

01642 210132

Teesside Office



Frederick Street, South Shields, NE33 5DY

Lot  
12

- Mid Terraced Property
- A1 Retail Use
- Storage Above
- Town Centre Location
- Freehold Title
- NIA 95sqm

EPC -

Unconditional Reservation Fee

**Starting Bid £69,950**

0191 425 1507

Commercial

Let's talk property



# North East Auction

Tuesday 28<sup>th</sup> November 2017



Hartford Bridge, Bedlington, NE22 6BF

- Detached Property
- Three Double Bedrooms
- Garage
- Amazing Family Home
- Stunning Location
- Potential Rental Income £9,000 PA

Lot  
13

EPC - C

Conditional

**Starting Bid £199,950**

01670 568099

Morpeth



Woodbine Road, Gosforth, NE3 1DD

- End Terrace Property
- Three Bedrooms
- Double Fronted Terrace
- Prime Residential Area
- Double Glazing & Gas Central Heating
- Off Street Parking

Lot  
14

EPC - E

Unconditional

**Starting Bid £270,000**

0191 2303365

Gosforth



Cobbett Crescent, South Shields, NE34 9HS

- Land & Development
- Site Area 360sqm
- Former Scouts Hut
- Fenced Boundaries
- Freehold Title
- Residential Area

Lot  
15

EPC -

Unconditional

**Starting Bid £13,500**

0191 425 1507

Commercial

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Myrtle Crescent, Forest Hall, NE12 7ND

- Terraced Property
- Two Bedrooms
- Combi Boiler 2-3 Years Old
- Double Glazing
- Drive Way
- Garden to Rear

Lot  
16

EPC -

Unconditional

**Starting Bid £60,000**

0191 2150677

Forest Hall



Roman Road, Middlesbrough, TS5 6EA

- Apartment
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Potential Rental Income £6,600 PA

Lot  
17

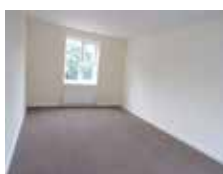
EPC - B

Unconditional

**Starting Bid £63,000**

01642 210132

Teesside Office



Falcon Grange, Bardon Mill, NE47 7DU

- Town House
- Four Bedrooms
- Two Reception Rooms
- Double Glazing
- Allocated Parking
- Garage

Lot  
18

EPC - D

Unconditional

**Starting Bid £160,000**

01434 605376

Hexham

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Aspen Place, Cleadon Vale, NE34 8BZ

- Apartment
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Currently Tenanted at £6,300 PA

Lot  
19

EPC - B

Conditional

**Starting Bid £75,000**

0191 4540488

South Shields



Beatty Avenue, Town End Farm, SR5 4QP

- End Terraced Property
- Three Bedrooms
- Off Street Parking
- Requires Updating
- Double Glazing
- Potential Rental Income £6,600 PA

Lot  
20

EPC -

Unconditional Reservation Fee

**Starting Bid £49,950**

0191 5143929

Sunderland



Church Street, Seaham, SR7 7HF

- Two Storey Mid-Terrace Property
- Ground Floor Retail
- First Floor Accommodation
- Established Town Centre Location
- Refurbishment Required Throughout
- Freehold Title

Lot  
21

EPC - G

Unconditional

**Starting Bid £7,000**

0191 425 1507

Commercial

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Claremont Terrace, Blyth, NE24 2LE

Lot  
22

- Terraced Property
- Four Bedrooms
- Utility Room/Downstairs Cloaks/Wc
- Central Location
- Gas Central Heating & Double Glazing
- Potential Rental Income £7,200 PA

EPC -

Unconditional

**Starting Bid £99,950**

01670 369000

Blyth



Fern Street, Deptford, SR4 6AL

Lot  
23

- Mid Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Rear Yard
- Potential Rental Income £5,700 PA

EPC - D

Unconditional

**Starting Bid £59,000**

0191 4154467

Washington



Cooperative Terrace, Palmersville, NE12 9HH

Lot  
24

- Land Site
- Freehold Title
- Ideal for Storage
- Potential for Development
- NEA 382sqm
- Excellent Location

EPC -

Unconditional

**Starting Bid £9,000**

0191 425 1507

Commercial

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Southway, South West Denton, NE15 7RD

- Semi Detached Property
- Three Bedrooms
- Double Glazed Windows
- Gas Central Heating
- Garage & Driveway
- Garden to Front & Rear

Lot  
25

EPC - C

Conditional

**Starting Bid £125,000**

0191 4775116

Whickham



Princes Road, Middlesbrough, TS1 4BN

- Mid Terraced Property
- Three Bedrooms
- Full Updating Required
- Ideal Location for Town Centre
- HMO Potential
- No. 87 Princess Road SOLD £61,000

Lot  
26

EPC -

Unconditional Reservation Fee

**Starting Bid £30,000**

0191 425 1507

Commercial



Winchester Close, Ashington, NE63 9QJ

- Upper Flat
- Two Bedrooms
- Perfect Buy to Let
- Double Glazing
- Gas Central Heating
- Potential Rental £4,800 PA

Lot  
27

EPC -

Unconditional

**Starting Bid £49,950**

01670 568096

Ashington

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Falcon Grange, Bardon Mill, NE47 7DU

Lot  
28

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Off Street Parking
- Electric Central Heating
- Potential Rental Income £6,600 PA

EPC -

Unconditional

**Starting Bid £135,000**

01434 605376

Hexham



Roman Road, Middlesbrough, TS5 6EA

Lot  
29

- Apartment
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Potential Rental £6,600 PA

EPC - B

Unconditional

**Starting Bid £63,000**

01642 210132

Teesside Office



Hartford Hall Estate, Bedlington, NE22 6AG

Lot  
30

- Penthouse Apartment
- Two Bedrooms
- Prestigious Development
- Garage & Allocated Parking
- Gas Central Heating
- Potential Rental Income £11,400 PA

EPC - D

Unconditional

**Starting Bid £139,950**

01670 568099

Morpeth

Let's talk property



# North East Auction

Tuesday 28<sup>th</sup> November 2017



Glenview Close, Pelton Fell, DH2 2EU

Lot  
31

- Detached Property
- Three Bedrooms
- En Suit
- Gas Central Heating & Double Glazing
- Gardens to Front & Rear
- Garage & Driveway

EPC -

Unconditional

**Starting Bid £124,950**

0191 3892944

Chester Le Street



Argyle Street, Thornhill, SR2 7DH

Lot  
32

- Mid Terraced Property
- Three / Five Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Great Investment for Student Lets
- Rear Yard

EPC - D

Unconditional

**Starting Bid £89,950**

0191 5143929

Sunderland



Station Road, Wallsend, NE28 8QS

Lot  
33

- Five Ground Floor Units
- 512sqm First Floor D2 Class Gym
- Four A1 Retail Units
- One A5 Hot Food Takeaway
- Three Units Tenanted
- Annual Income of £17,500 PA

EPC -

Unconditional

**Starting Bid £200,000**

0191 425 1507

Commercial

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Dinsdale Road, Newcastle upon Tyne, NE2 1DP

Lot  
34

- Ground Floor Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Rear Yard
- Potential Rental Income £7,200 PA

EPC -

Unconditional

**Starting Bid £99,950**

0191 4775116

Whickham



Armstrong Terrace, West Park, NE33 4LE

Lot  
35

- Upper Flat
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Potential Rental Income £5,400 PA
- No.16 Armstrong Terrace SOLD for £86,000

EPC - D

Conditional

**Starting Bid £55,000**

0191 4540488

South Shields



Dalton Avenue, Lynemouth, NE61 5TH

Lot  
36

- Terraced Property
- Two Bedrooms
- Double Glazing
- Large Garden
- Great Investment
- Potential Rental Income £4,800 PA

EPC - D

Conditional

**Starting Bid £34,950**

01670 568096

Ashington

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Roman Road, Middlesbrough, TS5 6EA

- Apartment
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Potential Rental Income £6,600 PA

Lot  
37

EPC - B

Unconditional

**Starting Bid £63,000**

01642 210132

Teesside Office



Falcon Grange, Bardon Mill, NE47 7DU

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Off Street Parking
- Secure Garden to Rear
- Potential Rental Income £6,600 PA

Lot  
38

EPC -

Unconditional

**Starting Bid £135,000**

01434 605376

Hexham



Whinlaw, Beacon Lough, NE9 6RS

- Semi Detached Property
- Three Bedrooms
- Beacon Lough Estate
- Garden
- Close to Main / Regular Bus Routes
- No.7 Whinlaw SOLD for £74,000

Lot  
39

EPC -

Conditional Reservation Fee

**Starting Bid £63,000**

0191 3892944

Chester Le Street

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#### Connaught Terrace, Jarrow, NE32 5AL

Lot  
40

- Large Terraced Property
- Three Bedrooms
- Fully Renovated
- Garden to Front
- Enclosed Yard to Rear
- No.13 Connaught Terrace SOLD for £125,000

EPC -

Unconditional

**Starting Bid £95,000**

0191 4897431

Jarrow



#### Swinley Gardens, Denton Burn, NE15 7HX

Lot  
41

- Upper Flat
- Two Bedrooms
- Popular Location
- Gas Central Heating
- Ideal Buy to Let
- Potential Rental Income £4,800 PA

EPC -

Unconditional

**Starting Bid £29,950**

0191 2725880

West Road



#### Dene Road, Tynemouth, NE30 2JW

Lot  
42

- Semi Detached Property
- Three Bedrooms
- Refurbished
- Popular Location
- Gardens to Front & Rear
- No. 8 Dene Road SOLD for £362,500

EPC -

Unconditional

**Starting Bid £255,000**

0191 2960696

North Shields

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Queen Street, Grange Villa, DH2 3LU

- Terraced Property
- Two Bedrooms
- Double Glazing
- Excellent Buy to Let Investment
- Potential Rental Income £4,200 PA

Lot  
43

EPC -

Conditional Reservation Fee

**Starting Bid £25,000**

0191 3892944

Chester Le Street



Kipling Avenue, Swalwell, NE16 3JB

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Recently Refurbished
- Gardens to Three Sides
- 45 Kipling Avenue SOLD for £124,999

Lot  
44

EPC -

Unconditional

**Starting Bid £95,000**

0191 4775116

Whickham



Falcon Grange, Bardon Mill, NE47 7DU

- Terraced Property
- Two Bedrooms
- Double Glazing
- Off Street Parking
- Secure Garden to Rear
- Potential Rental Income £5,700 PA

Lot  
45

EPC - D

Unconditional

**Starting Bid £90,000**

01434 605376

Hexham

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Front Street, Annfield Plain, DH9 8HY

Lot  
46

- Three Storey Mid Terrace
- Ground Floor Retail
- Upper Floor Accommodation
- Retail Location
- Freehold
- Residential Let for £4,550 PA

EPC -

Unconditional Reservation Fee

**Starting Bid £50,000**

0191 425 1507

Commercial



Roman Road, Middlesbrough, TS5 6EA

Lot  
47

- Apartment
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Potential Rental £6,600 PA

EPC - B

Unconditional

**Starting Bid £63,000**

01642 210132

Teesside Office



Whitelaw Place, Cramlington, NE23 6HY

Lot  
48

- Ground Floor Flat
- Two Bedrooms
- Requires Updating
- Double Glazing
- Garage
- Garden to the Front & Rear

EPC -

Unconditional

**Starting Bid £55,000**

01670 568098

Cramlington

Let's talk property



# North East Auction

Tuesday 28<sup>th</sup> November 2017



Two Ball Lonnen, Fenham, NE4 9SB

- Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Conservatory
- Close to Amenities
- Off Street Parking

EPC - E

Conditional Reservation Fee

Lot  
49

**Starting Bid £89,950**

0191 2725880

West Road



Gladstonbury Place, Benton, NE12 8HH

- Semi Detached Property
- Planning Permission Granted
- Corner Plot
- Erection of Three Bed Detached Dwelling
- Double Glazing & Gas Central Heating
- Off Street Parking

EPC - C

Unconditional

Lot  
50

**Starting Bid £135,000**

0191 2345681

Wallsend



Barrack Row, Shiney Row, DH4 7LH

- Terraced Property
- Two Bedrooms
- Ideal Investment Opportunity
- Gas Central Heating
- Large Front Garden

EPC - E

Conditional Reservation Fee

Lot  
51

**Starting Bid £29,950**

0191 5120933

Houghton

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Ponteland Road, Cowgate, NE5 3EP

Lot  
52

- Terraced Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Driveway & Enclosed Rear Garden
- Potential Rental Income £5,700 PA

EPC -

Unconditional

**Starting Bid £64,950**

0191 2303365

Gosforth



Green Park Crescent, Haltwhistle, NE49 9HH

Lot  
53

- Mid Terraced Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- Yard to Front & Rear
- Potential Rental Income £5,700 PA

EPC - C

Unconditional

**Starting Bid £97,000**

01434 605376

Hexham



Queen Victoria Street, Gateshead, NE10 0QN

Lot  
54

- Upper Flat
- One Bedroom
- Gas Central Heating
- Double Glazing
- Close to Transport Links
- Potential Rental Income £3,600 PA

EPC - C

Unconditional

**Starting Bid £46,000**

0191 4878898

Low Fell

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Mount Pleasant, Burnhope, DH7 0BB

- Semi Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Larger Than Average Garage

Lot  
55

EPC - E

Unconditional

**Starting Bid £79,950**

01207 508262

Consett



George Avenue, Easington, SR8 3NG

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Double Glazing
- Potential Rental Income of £5,400 PA

Lot  
56

EPC - D

Conditional Reservation Fee

**Starting Bid £45,000**

0191 5183521

Peterlee



Roman Road, Middlesbrough, TS5 6EA

- Apartment
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Potential Rental Income £6,600 PA

Lot  
57

EPC - B

Unconditional

**Starting Bid £63,000**

01642 210132

Teesside Office

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Speedwell Court, Ashington, NE63 8EY

**Lot  
58**

- Beautiful Detached Property
- Five Bedrooms
- Three Spacious Reception Rooms & Conservatory
- Ensuite to Master Bedroom with His & Hers Sinks
- Four Piece Bathroom Suite
- Double Garage & Driveway Providing Off Street Parking for Six Vehicles

EPC -

Unconditional

**Starting Bid £280,000**

01670 568096

Ashington



Milburn Road, Ashington, NE63 0NE

**Lot  
59**

- Semi Detached Property
- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Large Rear Garden
- Potential Rental Income £6,000 PA

EPC - F

Unconditional

**Starting Bid £94,950**

01670 568096

Ashington



Chestnut Avenue, Whitley Bay, NE25 8JX

**Lot  
60**

- Semi Detached Property
- Three Bedrooms
- Off Street Parking
- Garage
- Dining Room
- No. 49 Chestnut Avenue SOLD for £145,000

EPC -

Unconditional

**Starting Bid £125,000**

0191 2531301

Whitley Bay

**Let's talk property**

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Ouseburn Wharf, St. Lawrence Road, Newcastle, NE6 1BY

- Townhouse
- Three Bedrooms
- River Views
- Balcony
- Allocated Parking
- Current Rental Income of £12,600 PA

Lot  
61

EPC - C

Unconditional

**Starting Bid £155,000**

0191 2324392

Newcastle



Maple Close, Beaufront Park, NE22 7LU

- Terraced Property
- Two Bedrooms
- Ideal First Time Buy
- Gas Central Heating & Double Glazing
- Gardens
- Garage

Lot  
62

EPC -

Unconditional

**Starting Bid £79,950**

01670 568097

Bedlington



Falcon Grange, Bardon Mill, NE47 7DU

- Terraced Property
- Two Bedrooms
- Double Glazing
- Off Street Parking
- Potential Rental Income £5,700 PA

Lot  
63

EPC - D

Unconditional

**Starting Bid £90,000**

01434 605376

Hexham

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Coppice Place, Newcastle upon Tyne, NE12 9DA

- Town House
- Three / Four Bedrooms
- Immaculate Presentation
- Top of the Range Appliances
- Detached Garage
- Gardens to Front & Rear

Lot  
64

EPC -

Unconditional

**Starting Bid £169,950**

0191 2531301

Whitley Bay



Charles Street, Hazlerigg, NE13 7AY

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Large Garage to Rear

Lot  
65

EPC - D

Unconditional

**Starting Bid £85,000**

0191 2303365

Gosforth



John Martin Street, Haydon Bridge, NE47 6AA

- Bay Fronted Semi-Detached House
- Three Bedrooms
- Fully Refurbished & in Excellent Order
- Two Reception Rooms
- Off-Street Parking
- Good Sized Gardens

Lot  
66

EPC - F

Unconditional

**Starting Bid £125,000**

01434 605376

Hexham

Let's talk property



# North East Auction

Tuesday 28<sup>th</sup> November 2017



Roman Road, Middlesbrough, TS5 6EA

- Apartment
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Potential Rental Income £6,600 PA

Lot  
67

EPC - B

Unconditional

**Starting Bid £63,000**

01642 210132

Teesside Office



Thirteenth Street, Horden, SR8 4QP

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Perfect Buy to Let
- Ideal Investment Opportunity
- Yard to Rear

Lot  
68

EPC - D

Conditional Reservation Fee

**Starting Bid £15,000**

0191 5183521

Peterlee



Irthing, Ellington, NE61 5LP

- Extended Semi Detached Property
- Four Bedrooms
- En Suite Bathroom
- Garage & Driveway
- Double Glazing & Gas Central Heating

Lot  
69

EPC - D

Unconditional

**Starting Bid £125,000**

01670 568099

Morpeth

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Banbury Way, North Shields, NE29 6HQ

Lot  
70

- Semi Detached
- Three Bedrooms
- Great Transport Links
- Gardens to Front & Rear
- Off Street Parking
- Potential Rental Income £6,000 PA

EPC -

Unconditional

**Starting Bid £69,950**

0191 2960696

North Shields



Sheepwash Bank, Guidepost, NE62 5LY

Lot  
71

- End Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Ideal Investment
- No. 15 Sheepwash Bank SOLD for £90,000

EPC - D

Unconditional

**Starting Bid £59,950**

01670 568097

Bedlington



Kielder Close, Killingworth, NE12 6TE

Lot  
72

- Top Floor Apartment
- Two Bedrooms
- Allocated Parking
- Communal Gardens
- Neutrally Decorated
- Close to Amenities

EPC - E

Unconditional

**Starting Bid £59,950**

0191 2150677

Forest Hall

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Chatton Street, Wallsend, NE28 0JT

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Private Yard to Rear
- No. 60 Chatton Street SOLD for £75,000

Lot  
73

EPC -

Unconditional

**Starting Bid £49,950**

0191 2960696

North Shields



North Ridge, Bedlington, NE22 6DD

- Semi Detached Property
- Four Bedrooms
- Double Glazing & Gas Central Heating
- Gardens to Front & Rear
- Garage & Driveway

Lot  
74

EPC - D

Unconditional

**Starting Bid £99,950**

01670 568097

Bedlington



Warenmill Close, West Denton Park, NE15 8XH

- End Terraced Property
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Garage
- Gardens to Front & Rear
- No. 20 Warenmill Close SOLD for £122,000

Lot  
75

EPC - C

Unconditional

**Starting Bid £79,950**

01670 568099

Morpeth

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Ancona Street, Pallion, SR4 6TJ

- Cottage
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Yard to Rear
- Potential Rental Income £5,100 PA

Lot  
76

EPC - E

Unconditional

**Starting Bid £32,000**

0191 5143929

Sunderland



Roman Road, Middlesbrough, TS5 6EA

- Apartment
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Potential Rental £6,600 PA

Lot  
77

EPC - C

Unconditional

**Starting Bid £63,000**

01642 210132

Teesside Office



The Pastures, Morpeth, NE61 2AT

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Popular Location
- Large Rear Garden
- Garage & Driveway

Lot  
78

EPC - C

Unconditional

**Starting Bid £145,000**

01670 568099

Morpeth

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Rydal Mount, Newbiggin-by-the-Sea, NE64 6TL

Lot  
79

- Semi Detached Property
- Two Double Bedrooms
- Double Glazing
- Driveway
- Well Maintained Gardens
- Ideal First Time Buy / Buy to Let

EPC -

Unconditional

**Starting Bid £54,950**

01670 568096

Ashington



Browney Lane, Browney, DH7 8HT

Lot  
80

- Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Garage
- Village Location
- Potential Rental Income £5,400 PA

EPC - D

Unconditional

**Starting Bid £60,000**

0191 3832133

Durham City



Redwell Road, Prudhoe, NE42 5AF

Lot  
81

- Semi Detached Property
- Three Bedrooms
- Development Opportunity
- Off Street Parking
- Lounge Diner
- Breakfasting Kitchen

EPC -

Unconditional Reservation Fee

**Starting Bid £110,000**

01661 834198

Prudhoe

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Millbank Crescent, Bedlington, NE22 5QJ

Lot  
82

- Upper Flat
- Two Bedroom
- Well Presented
- Double Glazing
- High Ceilings
- Fully Boarded Loft Accessed via Pull Down Ladders

EPC - D

Unconditional

**Starting Bid £49,950**

01670 568097

Bedlington



Coverdale, Hemlington, TS8 9SF

Lot  
83

- Mid Terraced Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Off Street Parking
- Potential Rental Income £7,200 PA

EPC - E

Unconditional

**Starting Bid £55,000**

01642 210132

Teesside Office



Falcon Grange, Bardon Mill, NE47 7DU

Lot  
84

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

EPC - D

Unconditional

**Starting Bid £90,000**

01434 605376

Hexham

Let's talk property



# North East Auction

Tuesday 28<sup>th</sup> November 2017



Islay House, Redburn, Bardon Mill, NE47 7DZ

- Semi Detached Property
- Three Bedrooms
- Recently Refurbished
- Two Reception Rooms
- LPG Gas Central Heating & Double Glazing
- Gardens & Off Street Parking

Lot  
85

EPC -

Unconditional

**Starting Bid £135,000**

01434 605376

Hexham



Mile Road, Widdrington, NE61 5QW

- Detached Bungalow
- Two Bedrooms
- Double Glazing
- Garage
- Extensive Gardens
- Potential Rental Income £7,800 PA

Lot  
86

EPC - E

Unconditional

**Starting Bid £115,000**

01670 568096

Ashington



Barnes Park Road, Barnes, SR4 7PY

- Double Fronted Bungalow
- Two/Three Bedrooms
- Popular Location
- Conservatory
- Double Glazing
- No.3 Barnes Park Road SOLD for £178,000

Lot  
87

EPC - E

Unconditional

**Starting Bid £125,000**

0191 5143929

Sunderland

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Rowlandson Terrace, Grangetown, SR2 7SU

- Top Floor Flat
- Two Bedrooms
- Recently Renovated
- Gas Central Heating
- Popular Location
- Potential Rental Income £6,000 PA

Lot  
88

EPC - D

Unconditional

**Starting Bid £79,950**

0191 5143929

Sunderland



Mowbray Road, Westoe, NE33 3AU

- Maisonette
- Four Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Privet Yard

Lot  
89

EPC - F

Conditional

**Starting Bid £84,950**

0191 4540488

South Shields



Beach Road, Bents Park, NE33 2NN

- Maisonette
- Three Bedrooms
- Fabulous Views
- Gas Central Heating
- Original Features
- Ideal Buy to Let or First Time Buy

Lot  
90

EPC - D

Unconditional

**Starting Bid £99,950**

0191 4540488

South Shields

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Brackenlaw, Gateshead, NE9 6RU

- Semi Detached Property
- Three Bedrooms
- Great Transport Links
- Gas Central Heating
- Double Glazing
- No.42 Brackenlaw SOLD for £69,000

Lot  
91

EPC - D

Unconditional

**Starting Bid £54,000**

0191 4878898

Low Fell



North Road, East Boldon, NE36 0DJ

- Semi Detached Property
- Three Bedrooms
- Spacious Lounge/Dining Area
- Conservatory
- Off Street Parking
- Garage

Lot  
92

EPC - D

Unconditional

**Starting Bid £135,000**

0191 5143929

Sunderland



Lynn Road, North Shields, NE29 8HS

- Semi Detached Property
- Three Bedrooms
- Investment Opportunity
- Garden
- Potential Rental Income £6,600 PA
- No.34 Lynn Road SOLD for £130,000

Lot  
93

EPC -

Unconditional

**Starting Bid £84,950**

0191 2960696

North Shields

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Selbourne Street, South Shields, NE33 2TB

Lot  
94

- First Floor Flat
- Two Bedrooms
- Ideal Investment
- Gas Central Heating
- Double Glazing
- Shared Rear Yard

EPC -

Unconditional

**Starting Bid £30,000**

0191 4775116

Whickham



Selbourne Street, South Shields, NE33 2TB

Lot  
95

- First Floor Flat
- One Bedroom
- Gas Central Heating
- Ideal Investment
- Double Glazing
- Shared Rear Yard

EPC -

Unconditional

**Starting Bid £30,000**

0191 4775116

Whickham



Roseville Street, Thornhill, SR4 7LU

Lot  
96

- End Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Double Glazing & Gas Central Heating
- Popular Location
- Yard to Rear

EPC -

Unconditional

**Starting Bid £54,000**

0191 5143929

Sunderland

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



St Pauls Drive, Houghton-le-Spring, DH4 7SH

- Beautiful Detached Property
- Five Bedrooms
- Three Reception Rooms
- En Suite to Master & Second Bedroom
- Double Garage
- Orangery

EPC - D

Unconditional

Lot  
97

**Starting Bid £370,000**

0191 5143929

Sunderland



Kesteven Square, Downhill, SR5 4AU

- Mid Terraced Property
- Two Bedrooms
- Double Glazing
- Combi Boiler
- Off Street Parking
- Gardens Front & Rear

EPC - C

Unconditional

Lot  
98

**Starting Bid £54,000**

0191 4154467

Washington



Mowbray Road, Westoe, NE33 3DH

- End Terraced Property
- Three Bedrooms
- Three Reception Rooms
- Recently Refurbished
- Popular Location Close to Sea Front
- Potential Rental Income £7,800 PA

EPC - E

Unconditional

Lot  
99

**Starting Bid £115,000**

0191 4540488

South Shields

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Chaucer Road, Whickham, NE16 4BJ

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Gardens to Front & Rear
- Ideal First Time Buy or Investment Opportunity
- 22 Chaucer Road SOLD for £95,000

Lot  
100

EPC -

Unconditional

**Starting Bid £63,000**

0191 4775116

Whickham



Jubilee Terrace, Washington, NE38 8JY

- Land Site
- Riverside Plot
- Rural Location
- 0.56 acres
- Three Separate Titles
- Freehold Titles

Lot  
101

EPC -

Unconditional

**Starting Bid £40,000**

0191 4154467

Washington



Albert Road, Jarrow, NE32 5AF

- Lower Flat
- Two Bedroom
- Gas Central Heating
- Double Glazing
- Work Required
- Yard

Lot  
102

EPC - D

Unconditional

**Starting Bid £44,950**

0191 4897431

Jarrow

Let's talk property



# North East Auction

Tuesday 28<sup>th</sup> November 2017



Brack Terrace, Bill Quay, NE10 0TT

- Lower Flat
- Two Bedrooms
- Large Kitchen
- Rear Yard
- Gas Central Heating & Double Glazing
- No. 33 Brack Terrace SOLD for £76,000

Lot  
103

EPC - D

Unconditional

**Starting Bid £49,950**

0191 4897431 Jarrow



Curlew Way, Blyth, NE24 3SD

- Semi Detached Property
- Two Bedrooms
- South Beach
- Garage & Gardens
- Excellent First Time Buy/Investment
- Potential Rental Income £5,400 PA

Lot  
104

EPC -

Unconditional Reservation Fee

**Starting Bid £79,950**

01670 369000 Blyth



Scrogg Road, Walker, NE6 3AT

- End Terraced Property
- Three Bedrooms
- Off Street Parking & Gardens
- Downstairs W/C
- Potential Rental Income £6,600 PA
- 14 Scrogg Road SOLD for £109,950

Lot  
105

EPC - C

Unconditional

**Starting Bid £67,500**

0191 2150677 Forest Hall

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The Avenue, Felling, NE10 0JA

Lot  
106

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- Ideal First Time Buy or Investment Opportunity
- 31 The Avenue SOLD for £90,000

EPC -

Unconditional Reservation Fee

**Starting Bid £49,950**

0191 425 1503

Regional Yellow



Warren Square, Peterlee, SR8 4JE

Lot  
107

- Hot Food Takeaway
- Prominent Position
- Fixtures & Fittings
- Freehold
- NIA Approximately 256.6m2 (2,762 sq ft)
- Vacant Possession

EPC -

Unconditional Reservation Fee

**Starting Bid £1**

0191 425 1507

Commercial



Worcester Street, Middlesbrough, TS1 4NS

Lot  
108

- Two bedroom mid terrace
- Ideal Family Home Or Investment
- Double Glazed Windows
- Gas Central Heating
- Lounge & Dining Room
- For Sale By Auction

EPC - E

Unconditional Reservation Fee

**Starting Bid £35,000**

01642 210132

Teesside Office

Let's talk property

# North East Auction

Tuesday 28<sup>th</sup> November 2017



Meadow View, West Auckland, DL14 9HB

- Must be Viewed
- Beautifully Presented
- Not the typical Mid-terraced Home
- Ideal for First Time Buyer
- Potential Rental Income £4200 per annum

Lot  
109

EPC - D

Unconditional Reservation Fee

**Starting Bid £50,000**

0191 3832133

Durham City



Bainbridge Street, Durham, DH1 1NA

- Two Bedrooms
- Ideal First Time Buyer Property
- Excellent Addition to Rental Portfolio
- Prime Location
- Well Presented
- Potential Rental Income of £5400 PA

Lot  
110

EPC - D

Unconditional Reservation Fee

**Starting Bid £57,000**

01661 834198

Prudhoe



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Auction  
success  
story



Ennerdale, Albany, NE37 1BP

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Close to Schools & Amenities

Starting Bid was **£59,950**

**SOLD IN 28 DAYS!!!**

Sold at Auction for **£70,000**



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Feature  
Property



## Ouseburn Wharf St. Lawrence Road, Newcastle, NE6 1BY

- Townhouse
- Three Bedrooms
- River Views
- Balcony
- Allocated Parking
- Current Rental Income of £12,600 PA



Starting Bid **£155,000**



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## Featured Properties

Let's talk property...

Chaucer Road, Whickham, Newcastle

Starting bid **£35,000**



Lot 100

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating & Double Glazing
- 22 Chaucer Road SOLD for £95,000

Daildarach Hartford Hall Estate, Bedlington, NE22 6AG

Starting bid **£139,950**



Lot 30

- Prestigious Development
- Penthouse Apartment
- Two Bedrooms
- Garage & Allocated Parking

Barrack Row, Shinee Row, Houghton Le Spring, DH4 7LH

Starting bid **£29,950**



Lot 51

- Semi Detached Bungalow
- Three Bedrooms
- Conservatory
- **15 VIEWINGS!**

Whitton Road, Fairfield, Stockton-on-Tees, TS19 7DW

Starting bid **£90,000**



Lot 1

- 2 Bedrooms
- Garage and Driveway
- Double Glazed Windows
- Bungalow

Let's talk property



## North East Online Auction

This is a selection of our properties which are offered for sale on our online auction. If you want further information or to arrange a viewing on any of these properties then please contact the North East auction team today:

# 0191 425 1509

[northeast@pattinson.co.uk](mailto:northeast@pattinson.co.uk)

### North East Online Auction Properties

Address	Starting Bid	Address	Starting Bid
Appleton Road Linthorpe Middlesbrough North Yorkshire TS5 5HT	<b>£115,000</b>	Cooper Street Sunderland SR6 0NB	<b>£70,000</b>
Azalea Terrace North Ashbrooke Sunderland SR2 7ES	<b>£270,000</b>	Dean Terrace Ryton NE40 3HQ	<b>£149,000</b>
Baumont Road North Ormesby Middlesbrough North Yorkshire TS3	<b>£75,000</b>	Dene Terrace Shotton Durham DH6 2QX	<b>£28,000</b>
Blue House, Corporation Road Hendon Sunderland SR2 8PF	<b>£180,000</b>	Derwent Street Norton Stockton-on-Tees Cleveland TS20 2BZ	<b>£56,000</b>
Bowesfield Lane Stockton Stockton-on-Tees Durham TS18 3EG	<b>£60,000</b>	Dexter House St. Johns Green North Shields NE29 6PJ	<b>£17,000</b>
Bowsden Terrace South Gosforth NE3 1RX	<b>£185,000</b>	Dorset Crescent Moorside Consett Durham DH8 8HY	<b>£34,950</b>
Brownsdale Chapel Leadgate Alston Cumbria CA9 3EL	<b>£149,950</b>	Duke Street Ashington NE63 8SD	<b>£59,950</b>
Bude Square Murton Seaham Durham SR7 9LB	<b>£99,950</b>	Duke Street Darlington Durham DL3 7AQ	<b>£225,000</b>
Building Plots at Carterside Farm Rothbury Morpeth NE65 7RT	<b>£135,000</b>	Durham Place Birtley Chester-Le-Street DH3 2AY	<b>£130,000</b>
Cheapside Spennymoor Durham DL16 6QF	<b>£110,000</b>	Eastbourne Avenue Bensham Gateshead NE8 4NN	<b>£105,000</b>
Chestnut Street Ashington Ashington NE63 0BS	<b>£37,000</b>	Emmerson Terrace Columbia Washington NE38 7LN	<b>£63,000</b>
Chirton Wynd Byker NE6 2PW	<b>£49,950</b>	Ennis Close West Sleekburn Choppington NE62 5XH	<b>£129,950</b>
Cleveland Terrace Newbiggin-by-the-Sea NE64 6RF	<b>£49,950</b>	Esplanade Mews Ashbrooke Sunderland SR2 7DY	<b>£64,950</b>
Climbing Tree Walk Pegswood Morpeth NE61 6YL	<b>£84,950</b>	Ethel Terrace High Spenn Rowlands Gill NE39 2BH	<b>£84,950</b>
Clough Close Linthorpe Middlesbrough Cleveland TS5 5EU	<b>£39,950</b>	Fencehouses Comrades Club, Station Avenue North Fencehouses	<b>£62,000</b>
Coatsworth Road Gateshead Gateshead NE8 1SQ	<b>£105,000</b>	Houghton Le Spring DH4 6HS	
Cook Crescent Murton Seaham Durham SR7 9QQ	<b>£52,000</b>	Fern Street Deptford Sunderland SR4 6AL	<b>£60,000</b>
Coomassie Road Blyth NE24 2HE	<b>£30,000</b>	Fletcher Crescent New Herrington Houghton Le Spring DH4 4LT	<b>£54,950</b>

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Auction  
success  
story



Chancery Lane, Blyth, NE24 2LB

- End Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating

Starting Bid was **£17,000**

**SOLD FOR NEARLY 10K OVER STARTING BID!!**



**Sold via our online auction!**



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\*Terms & conditions apply. The offer is available to letting only clients who wish to upgrade. It is not open to existing fully managed properties. It does not include our rent guarantee product which would be charged at 3% + VAT (3.6%) per month should landlords decide to take up this service. 6 month minimum contract applies. This offer is available on multiple new properties we have not managed previously. The standard tenant finders fee applies.



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ACCOMPANIED VIEWINGS	<input checked="" type="checkbox"/>
COMPREHENSIVE REFERENCING	<input checked="" type="checkbox"/>
LEASE PREPARATION	<input checked="" type="checkbox"/>
INITIAL MONIES COLLECTION	<input checked="" type="checkbox"/>
INVENTORY PREPARATION	<input checked="" type="checkbox"/>
TENANT CHECK IN	<input checked="" type="checkbox"/>
TENANT CHECK OUT	<input checked="" type="checkbox"/>
QUARTERLY PROPERTY INSPECTIONS	<input checked="" type="checkbox"/>
RENT GUARANTEE SERVICE (T&C APPLY)	<input checked="" type="checkbox"/>
REPAIRS & MAINTENANCE	<input checked="" type="checkbox"/>
24 HOUR TENANT HELPLINE	<input checked="" type="checkbox"/>
RENT COLLECTION	<input checked="" type="checkbox"/>
LODGING THE DEPOSIT AND DEALING WITH ANY DEDUCTIONS AT THE END OF THE TENANCY	<input checked="" type="checkbox"/>

FOR MORE INFORMATION  
CONTACT US TODAY ON:

**0800 24 24 26**

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## 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 Issuer: Visa: ☐ Mastercard: ☐ Maestro: ☐  
Switch: ☐ Visa Delta: ☐ Solo: ☐

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

### Buyers Details:

Full Name: .....

Date Of Birth: .....

Address: .....

.....

Post Code: .....

Telephone Number: .....

Business Number: .....

Mobile Number: .....

Solicitors Name: .....


Solicitors Address: .....

.....

.....

Post Code: .....

Phone Number: .....

Signed: ..... 

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

Date: .....

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

Name of Partner Agent: .....

.....

.....

Card Number: .....

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

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

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## 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 Issuer: Visa: ☐ Mastercard: ☐ Maestro: ☐  
Switch: ☐ Visa Delta: ☐ Solo: ☐

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

### Buyers Details:

Full Name: .....

Date Of Birth: .....

Address: .....

.....

.....

Post Code: .....

Telephone Number: .....

Business Number: .....

Mobile Number: .....

Solicitors Name: .....

Solicitors Address: .....


.....

.....

.....

Post Code: .....

Phone Number: .....

Signed: ..... 

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

Date: .....

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

Name of Partner Agent: .....

.....

.....

Card Number: .....

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

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

**TO BE SHREDDED AFTER USE**

Let's talk property



## General Conditions Of Sale

### GLOSSARY

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

Wherever it makes sense

- Singular words can be read as plurals, and plurals as singular words

- A 'person' includes a corporate body

- Words of one gender include the other genders

- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the **auction** or the **contract date** (as applicable)

- Where the following words appear in bold they have specific meanings:

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

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

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

**Agreed completion date** subject to **condition G9.3**:

(a) the date specified in the **special conditions**, or

(b) if no date is specified, 20 business days after the **contract date**

but if that date is not a **business day** the first subsequent **business day**

**Approved financial institution** any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the **auctioneers**.

**Arrears** arrears of rent and other sums due under the **tenancies** but unpaid on the **actual completion date**

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

**Auction** the auction advertised in the **catalogue**

**Auction conduct conditions** the conditions so headed, including any extra auction conduct conditions.

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

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

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

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

**Catalogue** the catalogue to which the **conditions** refer including any supplement to it

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

**Condition** one of the **auction conduct conditions** or **sales conditions**.

**Contract** the contract by which the **seller** agrees to sell and the **buyer** agrees to buy the lot

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

(a) the date of the **sale memorandum** signed by both

the **seller** and **buyer** or

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

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

**Financial charge** a charge to secure a loan or other financial indebtedness (not including a rent charge).

**General conditions** that part of the **sale conditions** so headed, including any extra general conditions.

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

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

**Old arrears** **Arrears** due under any of the **tenancies** that are not 'new tenancies' as defined by the Landlord and Tenant (Covenants) Act 1995

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

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

**Price** the price that the **buyer** agrees to pay for the **lot**

**Ready to complete** ready, willing and able to complete:

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

**Sale conditions** the **general conditions** as varied by any **special conditions** or addendum.

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

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

**Special conditions** those of the sale conditions so headed that relate to the **lot**

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

**Tenancy schedule** the tenancy schedule (if any) forming part of the **special conditions**

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

**TUPE** the Transfer of Undertakings (Protection of Employment) Regulations 2006

**VAT** value Added Tax or other tax of a similar nature

**VAT option** an option to tax

**We (and us and our)** the auctioneers

**You (and your)** someone who has a copy of the **catalogue** or who attends or bids at the auction, whether or not a **buyer**

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

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

### A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

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

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

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

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

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

### A6 Extra Auction Conduct Conditions

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

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

## General Conditions Of Sale

### GENERAL CONDITIONS OF SALE

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

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

#### G1. The lot

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

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

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

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

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

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

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

G1.7 The lot does not include any tenants or trade fixtures or fittings.

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

G1.9 The buyer buys with full knowledge of:

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

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

#### G2. Deposit

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

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

G2.2 The deposit:

- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
  - (b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and any interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on the first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.
- G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

#### G3. Between contract and completion

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

- (a) produce to the buyer on request all relevant insurance details;
  - (b) pay the premiums when due;
  - (c) if the buyer so requests and pays any additional premium, use reasonable endeavors to increase the sum insured or make other changes to the policy
  - (d) at the request of the buyer, use reasonable endeavors to have the buyer's interest noted on the policy if it does not cover a contracting purchaser
  - (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
  - (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion re-imburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition however caused, entitles the buyer to any reduction in price or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.5 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

#### G4. Title and identity

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

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



(a) the buyer may raise no requisition on or objections to any of the documents that is made available before the auction.

(b) if the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and where noted on the register of all documents subject to which the lot is being sold.

(c) if the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than 15 years old) and must produce to the buyer the original or an examined copy of every relevant document.

(d) if title is in the course of registration, title is to consist of certified copies of

(i) the application for registration of title made to the Land Registry;

(ii) the documents accompanying that application;

(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and

(iv) a letter under which the seller or it's conveyancer agrees to use all reasonable endeavors to answer any requisitions raised by the land registry and to instruct the land registry to send the completed buyers registration documents to the buyer.

(e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.

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

(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and

(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenants obligation relating to the state or condition of the lot where the lot is leasehold property.

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

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

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

## **G5. Transfer**

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

(a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition 5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and

(b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.

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

liability.

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

## **G6. Completion**

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

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

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

(a) direct transfer to the seller's conveyancer's client account and

(b) the release of any deposit held by a stakeholder.

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

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

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

## **G7. Notice to complete**

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within 10 business days (excluding the date on which the notice is given) making time of the essence.

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

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

(a) terminate the contract

(b) claim the deposit and any interest on it if held by a stakeholder

(c) forfeit the deposit and any interest on it

(d) resell the lot and

(e) claim damages from the buyer.

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

(a) terminate the contract and

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

## **G8. If the contract is brought to an end**

If the contract is lawfully brought to an end:

(a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and

(b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

## **G9. Landlord's licence**

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

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

## General Conditions Of Sale

requires.

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

G9.4 The seller must:

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

G9.5 The buyer must:

- (a) promptly provide references and other relevant information; and

- (b) comply with the landlord's lawful requirements

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained.

That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

### G10. Interest and apportionments

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

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

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

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

In which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

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

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

### G11. Arrears

#### *Part 1 Current Rent*

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

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

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

arrears of current rent.

#### *Part 2 Buyer to pay for arrears*

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

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

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

#### *Part 3 Buyer not to pay for arrears*

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

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

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

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy.
  - (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
  - (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require
  - (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order
  - (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
  - (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

### G12. Management

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

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

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

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

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

### **G13. Rent deposits**

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

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

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

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

### **G14. VAT**

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

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

### **G15. Transfer as a going concern**

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

- (a) of the buyer's VAT registration
- (b) that the buyer has made a VAT option
- (c) that a VAT option has been notified in writing to HM Revenue and Customs

And if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

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

- (a) retain and manage the lot for the buyer's own benefit as a

continuing business as a going concern subject to and with the benefit of the tenancies, and

- (b) collect the rents payable under the tenancies, and charge VAT on them

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

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

### **G16. Capital allowances**

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

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

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

G16.4 The seller and buyer agree:

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

### **G17. Maintenance agreements**

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

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

### **G18. Landlord and Tenant Act 1987**

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

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

### **G19. Sale by practitioner**

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

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

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

G19.4 The lot is sold:

- (a) in its condition at completion
- (b) for such title as the seller may have and
- (c) with no title guarantee;



## General Conditions Of Sale

and the buyer has no right to rescind the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and

(b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

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

### **G20. TUPE**

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

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

(a) the seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion

(b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.

(c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion

(d) the buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

### **G21. Environmental**

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

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

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

### **G22. Service charge**

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

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

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

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

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

(a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;

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

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

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

(a) the seller must pay it (including any interest earned on it) to the buyer on completion; and

(b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

### **G23. Rent reviews**

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

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

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

G23.4 The seller must promptly:

(a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and

(b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

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

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

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

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

#### **G24. Tenancy renewals**

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

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

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

G24.4 Following completion the buyer must:

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

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

#### **G25. Warranties**

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

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

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

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

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

#### **G26. No assignment**

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

#### **G27. Registration at the Land Registry**

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

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

to such lease showing itself registered as proprietor.

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

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

#### **G28 Notices and other communications**

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

G27.2 A communication may be relied on if:

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

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

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

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

#### **G29. Contracts (Rights of Third Parties) Act 1999**

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

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

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

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

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

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

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



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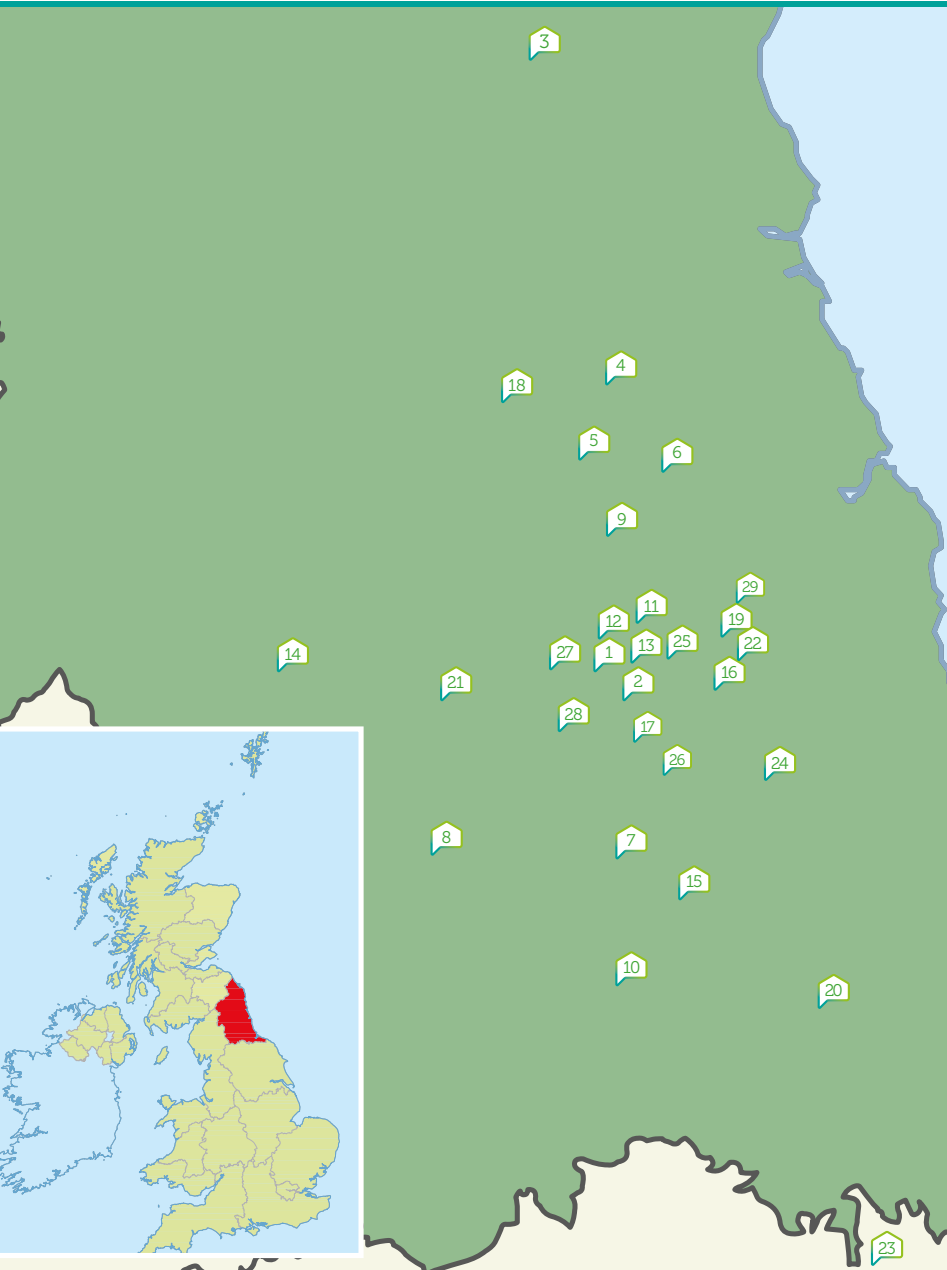
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### 3. Alnwick

19 Bondgate Without, Alnwick, NE66 1SF

Tel: 01665 604193

### 4. Ashington

95 Station Road, Ashington, NE63 8RS

Tel: 01670 568096

### 5. Bedlington

17-18 Market Place, Bedlington, NE22 5TN

Tel: 01670 568097

### 6. Blyth

76 Waterloo Road, Blyth, NE24 1DG

Tel: 01670 369000

### 7. Chester Le Street

17 North Burns, Chester Le Street, DH3 3TF

Tel: 0191 3892944

### 8. Consett

55 Medomsley Road, Consett, DH8 5HQ

Tel: 01207 508262

### 9. Cramlington

Blagdon House, Smithy Square, Cramlington NE23 6QL

Tel: 01670 568098

### 10. Durham City

88 Claypath, Durham City, DH1 1RG

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### 11. Forest Hall

17a Station Road North, Forest Hall, NE12 7AR

Tel: 0191 2150677

### 12. Gosforth

210 High Street, Gosforth, NE3 1HH

Tel: 0191 2303365

### 13. Heaton

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Tel: 0191 2049601

### 14. Hexham

15 Priestpottle, Hexham, Northumberland, NE46 1PH

Tel: 01434 605376

### 15. Houghton Le Spring

14a Newbottle Street, Houghton Le Spring, DH4 4AB

Tel: 0191 5120933

### 16. Jarrow

67 Ellison Street, Jarrow, NE32 3JU

Tel: 0191 4897431

### 17. Low Fell

425 Durham Road, Low Fell, Gateshead NE9 5AN

Tel: 0191 4878898

### 18. Morpeth

13 Newgate Street, Morpeth, NE61 1AL

Tel: 01670 568099

### 19. North Shields

3 Northumberland Place, North Shields NE30 1QP

Tel: 0191 2960696

### 20. Peterlee

2 Yoden Way, Peterlee, SR8 1BP

Tel: 0191 5183521

### 21. Prudhoe

21 Front Street, Prudhoe, NE42 5HN

Tel: 01661 834198

### 22. South Shields

7 Charlotte Terrace, South Shields NE33 4NU

Tel: 0191 4540488

### 23. Stockton on Tees

20 Bishop Street, Stockton on Tees, TS18 1SY

Tel: 01642 210132

### 24. Sunderland

51 Fawcett Street, Sunderland, SR1 1RS

Tel: 0191 5143929

### 25. Wallsend

157 High Street East, Wallsend, NE28 7RL

Tel: 0191 2345681

### 26. Washington

55 The Galleries, Washington, NE38 7SA

Tel: 0191 4154467

### 27. West Road

158 West Road, Newcastle, NE4 9QB

Tel: 0191 2725880

### 28. Whickham

4 Fellside Road, Whickham, NE16 4JU

Tel: 0191 4886464

### 29. Whitley Bay

189a Park View, Whitley Bay, NE26 3RD

Tel: 0191 2531301

Outside of the North East freephone **0800 24 24 26**. Office hours 8am - 8pm 6 days a week, 10am-4pm Sunday