



Pattinson

Auction

North East Auction | Tuesday 30th January 2018 | Registration 5:00 pm | NE13 8AF



Auction House Of The Year 2016!

Lot 53 - The Pinfold, Rothbury, Morpeth, NE65 7TN



Starting Bid £105,000

In this issue...

A word from the auctioneer | Success stories | Featured properties

North East Auction

Tuesday 30th January 2018



Justin Beckwith
Auction Director

Justin Beckwith

A word from our Auction Director Justin...

Get your 2018 off to a flying start with our first North East auction of the year!

The period before Christmas is generally considered to be a quiet time of year but we found great success at our December auction. It was the final property auction of 2017 in the North East but the stunning three bedroom semi-detached property in Newcastle sold for £252,800 which was over £25,000 over the starting bid.

Our auction team are all set to replicate this success in our first North East auction taking place at Newcastle Falcon Rugby Ground on 30th January. Browse all of the available lots for North East January or any properties in our online auctions at pattinsonauctions.co.uk

One of our featured properties in this month's lots is a beautiful four bedroom bungalow in Chester-le-Street. This property is rare to the market and with a starting bid of £145,000, we are expecting an influx of interested buyers.

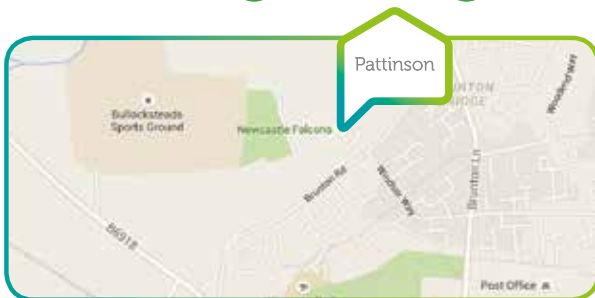
At the other end of the scale investors should check out the three bedroom terraced property in Ashington. The starting bid is only £43,000 and, with a bit of a face-lift, this property could prove to be an excellent investment.

If you're looking into buying or selling property at auction in 2018, the team at Pattinson Auction are the people to speak to. Get in touch by calling on 0191 425 1509 or drop us a line on auktion@pattinson.co.uk.

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

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



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 **February 2018**. For more information about selling at auction please contact us on **0191 425 1507**.

Station Road, Wallsend, Tyne and Wear, NE28 8QS

Starting Bid **£200,000**



Sold For **£290,000**

"Working with Pattinson Commercial has been a great success. Selling our client's properties through auction was the ideal way of securing the best price within a fixed time frame."
Johnson Tucker

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



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

Church Street, Seaham, Durham, SR7 7HF

Starting Bid **£7,000**



Sold For **£35,500**

- Two Storey Mid-Terrace Property
- Ground Floor Retail
- First Floor Accommodation

Narrowgate, Alnwick, Northumberland, NE66 1JG

Starting Bid **£70,000**



Sold For **£109,000**

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

Land at the back of Cooperative Terrace, Palmersville, NE12 9HH

Starting Bid **£9,000**



Sold For **£24,500**

"We were so pleased with the result. It really did exceed our expectations."

Mr McGeehan

Let's talk property

North East Auction

Tuesday 30th January 2018

North East Auction Index

Lot Address	Starting Bid	Lot Address	Starting Bid
58 Baldoon Sands, Acklam , Middlesbrough, Cleveland , TS5	£85,000	21 Garages at Ormiston, Dumpling Hall, Newcastle, NE15 7XR	£22,500
40 Barrasford Street, Wallsend, NE28 0JZ	£23,000	5 Garside Grove, Peterlee, SR8 2QB	£104,950
10 Bede Burn Road, Jarrow, NE32 5BH	£109,950	38 Gladstonbury Place, Benton, Newcastle, NE12 8HH	£135,000
34 Blagdon Close, Shieldfield, Newcastle, NE1 2JH	£55,000	17 Grosvenor Gardens, Jesmond Vale, Newcastle, NE2 1HQ	£119,950
29 Brandling Court, Hackworth Way, North Shields, NE29 6WT	£72,000	20 Haugh Lane, Hexham, NE46 3PR	£99,000
70 Brandlings Way, Peterlee, SR8 5HG	£45,000	31 High Street, Gosforth, Newcastle, NE3 1HH	£110,000
1 Brighton Grove, Arthurs Hill, Newcastle, NE4 5NS	£90,000	41 Holyfields, West Allotment, Newcastle, NE27 0EU	£250,000
55 Bruce Kirkup Road, Horden, Peterlee, SR8 4BJ	£34,000	23 Ingleby Terrace, Lynemouth, Morpeth, NE61 5XS	£45,000
22 Buchanan Green, Dunston, Gateshead, NE11 9AJ	£70,000	75 Land lying to the South Side of Summerfield Terrace, Low Westwood, NE17 7PP	£100,000
4 Budle Close, Gosforth, Newcastle, NE3 2NR	£47,000	59 Land to the north of Addington Drive, North Ormesby, TS3	£129,999
39 Clyde Street, Gateshead, NE8 3SX	£49,950	63 Land to the rear of The Forge, Tow House, Bardon Mill, Hexham, NE47 7EG	£235,000
54 Dent Street, Hartlepool, TS26 8AX	£19,950	56 Lime Avenue, Houghton Le Spring, DH4 5EE	£39,950
79 Devonshire Street, Tyne Dock, South Shields, NE33 5SU	£26,000	82 Matlock Square, Lynemouth, Morpeth, NE61 5YE	£39,950
12 Diamond Court Arthur Street, Darlington, DL3 6SZ	£115,000	74 Matlock Square, Lynemouth, Morpeth, NE61 5YF	£49,950
33 Dinsdale Road, Newcastle, NE2 1DP	£99,950	67 Meadowfield, Burnhope, Durham, DH7 0EJ	£135,000
47 Edwin Street, Amble, Morpeth, NE65 0EF	£80,000	66 Middle Burn End, Stonehaugh, Hexham, NE48 3DY	£115,000
62 Eighth Row, Ashington, NE63 8JX	£65,000	11 Milbank Terrace, Station Town, Wingate, TS28 5EF	£45,000
6 Eighth Street, Horden, SR8 4LY	£16,000	73 Millbank Crescent, Bedlington, NE22 5QJ	£45,000
44 Falsgrave Place, Whickham, Newcastle, NE16 5SG	£170,000	15 Moorside Court, Cowgate, Newcastle, NE5 3AN	£29,950
76 Front Street, Annfield Plain, Stanley, DH9 8HY	£45,000	71 Murray Street, Hartlepool, TS26 8PF	£45,000
72 Front Street, Newbiggin by the Sea, Newbiggin-by-the-Sea, NE64 6PS	£99,950	65 Murray Street, Hartlepool, TS26 8PL	£180,000

To see how we can help you buy, sell and move call our property specialists on 0191 206 9335 or visit www.pattinsonauctions.co.uk

North East Auction Index

Lot Address	Starting Bid	Lot Address	Starting Bid
7 North Road West, Wingate, TS28 5AP	£27,000	57 Spa Road, Gainford, Darlington, DL2 3EB	£39,950
42 Park View, Whitley Bay, NE26 2TH	£500,000	9 St. Johns Road, Hexham, NE46 2AT	£106,000
13 Patterdale Terrace, Gateshead, NE8 4JQ	£60,000	78 Stainton Street, North Ormesby, Middlesbrough, North Yorkshire, TS3 6QF	£24,950
84 Patterdale Terrace, Gateshead, NE8 4JQ	£54,000	51 Stirling Drive, Bedlington, NE22 5YF	£55,000
37 Pecks House Farm Cottages, Westerhope, Newcastle, NE5	£199,950	36 Studley Road, Stockton, Stockton-on-Tees, Cleveland, TS19 0DR	£65,000
50 Pinedale Drive, South Hetton, DH6 2XG	£119,950	68 Tanmeads, Nettlesworth, Chester Le Street, DH2 3PY	£145,000
64 Quaker Lane, Liversedge, West Yorkshire, WF15 6NF	£6,000	61 The Cottage Church Street, Seaton Carew, Hartlepool, TS25 1BX	£120,000
16 Railway Terrace, Blyth, NE24 2RF	£52,000	35 The Crescent, Blackhall Colliery, Hartlepool, TS27 4LE	£72,000
26 Redburn Crescent, Acomb, Hexham, NE46 4QZ	£140,000	14 The Hermitage, Chester Le Street, DH2 3RG	£165,000
83 Ridley Street, Gateshead, Tyne and Wear, NE8 1YE	£45,000	53 The Pinfold, Rothbury, Morpeth, NE65 7TN	£105,000
19 Riverview, Bedlington, NE22 5LR	£59,950	52 The Potteries Roman Road, Middlesbrough, North Yorkshire, TS5 6EA	£54,950
8 Rosalind Street, Ashington, NE63 9BN	£43,000	60 The Potteries Roman Road, Middlesbrough, North Yorkshire, TS5 6EA	£54,950
18 Roselea, Jarrow, NE32 4QP	£67,000	43 Waterloo Walk, Sulgrave, Washington, NE37 3EL	£15,000
49 Rothbury Drive, Ashington, NE63 8TJ	£130,000	2 Weidner Road, Condercum Park, Newcastle, NE15 6QQ	£87,000
3 Rutherford Court, Willington, Crook, DL15 0GE	£130,000	28 West Lane, Hawthorn, Seaham, SR7 8SB	£79,950
69 Saville Street West, North Shields, NE29 6QR	£110,000	25 Westgate Road, Newcastle, NE4 6AD	£225,000
30 Sedgewick Close, Hartlepool, TS24 9EU	£79,950	77 Westoe Road, South Shields, NE33 4LU	£89,950
45 Selbourne Street, South Shields, NE33 2TB	£29,950	80 Whinfield Terrace, Rowlands Gill, NE39 2JL	£82,000
46 Selbourne Street, South Shields, NE33 2TB	£29,950	24 Willbrook House Worsdell Drive, Gateshead, NE8 2AF	£80,000
48 Selbourne Street, South Shields, NE33 2TB	£29,950	32 Woodbine Road, Gosforth, Newcastle, NE3 1DD	£240,000
81 Selbourne Street, South Shields, NE33 2TB	£29,950	27 York Street, Pelaw, Gateshead, NE10 0QL	£58,000

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

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.

Legal representation

Successful bidders will be required to provide their solicitors details that will act on their behalf immediately following the sale. Should you not be able to provide this, Pattinson Auction will instruct our legal team to act on your behalf. A copy of the quotation is available upon request.

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



January Lettings & Property Management Update...

In a press release issued over the Christmas break, the Government have announced a new package of measures to help crack down on rogue landlords.

Many of the measures come as a result of views given by stakeholders following a consultation last year on HMOs and residential licensing.

The changes could affect up to 160,000 properties across England and aim to tackle overcrowding, improve living standards and stamp out rogue landlords and letting agents.

Changes to existing mandatory HMO licensing will be introduced so that flats and one/two storey homes will need a license provided they are occupied by at least five people from two or more households. Currently Licensing for HMO applies to properties that are three or more storeys.

Ministers also intend to introduce a mandatory condition in HMO licences requiring landlords to comply with local council rules on refuse and recycling.

Minimum room sizes will also be introduced for HMO properties in the private rented sector, dependent on how many people are sleeping in one room and whether those people are adults or children. For example - a room used for sleeping will need to be at least 6.51 square metres for one adult and 10.22 square metres for a room with 2 adults. If the room is slept in by children of 10 years or younger then the room must be no smaller than 4.64 square metres. (Source ARLA Propertymark).

My team and I 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 about these forthcoming changes.



Jonathan Parker MNAEA MARLA
Head of Residential Lettings

J. Parker

**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**



Auction
success
story



SOLD
0%
SALES FEE

Crompton Road, Newcastle upon Tyne, NE6 5QL

- No. 20 Crompton Road SOLD for £385,000
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms

Starting Bid was **£225,000**



SOLD FOR £27,800 OVER STARTING BID!!!

Sold at Auction for **£252,800**



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**

Featured Properties

Let's talk property...

Brighton Grove, Arthurs Hill, Newcastle, NE4 5NS

Starting bid **£90,000**



Lot 1

- Terraced House
- Potential Five Bedrooms
- Extensive Works Required
- Viewing Essential

Tanmeads, Nettlesworth, Chester Le Street, DH2 3PY

Starting bid **£145,000**



Lot 68

- 4 Bedrooms
- Detached Bungalow
- Nettlesworth Village
- Living room & Dining room

Meadowfield, Burnhope, Durham, DH7 0EJ

Starting bid **£135,000**



Lot 67

- Detached Executive Home
- Four Generous Bedrooms
- Village Location
- Driveway & Garage

Rosalind Street, Ashington, NE63 9BN

Starting bid **£43,000**



Lot 8

- Investment
- Terraced
- Two Reception Rooms
- Three Bedrooms

To see how we can help you buy, sell and move call our property specialists on 0191 206 9335 or visit www.pattinsonauctions.co.uk

North East Auction

30th January 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 30th January 2018



Brighton Grove, Arthurs Hill, NE4 5NS

Lot
1

- Terraced Property
- Potentially Five Bedrooms
- Requires Refurbishment
- Great Investment Opportunity
- 32 Brighton Grove SOLD for £160,000
- Potential Rental Income £8,400 PA

EPC - F

Unconditional

Starting Bid £90,000

0191 2725880

West Road



Weidner Road, Condercum Park, NE15 6QQ

Lot
2

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Garden to Rear & Driveway to Front
- Potential Rental Income £6,300 PA

EPC -

Unconditional

Starting Bid £87,000

0191 2725880

West Road



Rutherford Court, Willington, DL15 0GE

Lot
3

- Detached Property
- Four Bedrooms
- Double Glazing
- Gas Central Heating
- Conservatory
- Garden

EPC -

Unconditional

Starting Bid £130,000

0191 3832133

Durham City

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Budle Close, Gosforth, NE3 2NR

- Upper Flat
- One Bedroom
- Gas Central Heating
- Spacious Layout
- Ideal First Time Buy or Buy to Let Opportunity
- Close to Local Amenities & Transport Links

Lot
4

EPC - E

Unconditional

Starting Bid £47,000

0191 2303365

Gosforth



Garside Grove, Peterlee, SR8 2QB

- Semi Detached Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens
- No. 5 Garside Grove SOLD for £124,000

Lot
5

EPC - E

Unconditional

Starting Bid £104,950

0191 5183521

Peterlee



Eighth Street, Horden, SR8 4LY

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Rear Yard
- 44 Eighth Street SOLD for £29,000

Lot
6

EPC - C

Unconditional

Starting Bid £16,000

0191 5183521

Peterlee

Let's talk property

North East Auction

Tuesday 30th January 2018



North Road West, Wingate, Durham, TS28 5AP

- Lower Flat
- One Bedroom
- Ideal First Time Buy or Investment
- In Need of Updating

Lot
7

EPC - E

Unconditional

Starting Bid £27,000

0191 5183521

Peterlee



Rosalind Street, Ashington, NE63 9BN

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Double Glazing & Gas Central Heating
- Great Investment Opportunity
- Garden & Garage

Lot
8

EPC -

Unconditional

Starting Bid £43,000

01670 568096

Ashington



St. Johns Road, Hexham, NE46 2AT

- Popular Location
- Views over Hexham Town
- Spacious Throughout
- First Floor Flat
- Two Double Bedrooms
- Rear Garden

Lot
9

EPC - C

Unconditional

Starting Bid £106,000

01434 605376

Hexham

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Bede Burn Road, Jarrow, NE32 5BH

Lot
10

- Terraced Property
- Four Bedrooms
- Allocated Parking
- Gas Central Heating
- Needs Renovation
- Great Investment Opportunity

EPC -

Unconditional

Starting Bid £109,950

0191 4897431

Jarrow



Milbank Terrace, Station Town, TS28 5EF

Lot
11

- Terraced Property
- Three Bedrooms
- Beautifully Presented Throughout
- Off Street Parking
- Gardens to Front & Courtyard to Rear
- Newly Fitted Kitchen & Bathroom

EPC - D

Conditional Reservation Fee

Starting Bid £45,000

0191 5183521

Peterlee



Arthur Street, Darlington, DL3 6SZ

Lot
12

- Apartments
- Four Bedrooms
- Intercom System
- Recently Redecorated
- Gas Central Heating
- Double Glazing

EPC -

Unconditional Reservation Fee

Starting Bid £115,000

0191 425 1510

Yorkshire Auction

Let's talk property

North East Auction

Tuesday 30th January 2018



Patterdale Terrace, Gateshead, NE8 4JQ

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Ideal Investment Opportunity

Lot
13

EPC - D

Unconditional

Starting Bid £60,000

0191 4251 509 North East Auction



The Hermitage, Chester Le Street, DH2 3RG

- Magnificent 19th Century Mansion House
- Two Bedroom Apartment
- Superb Character
- Full Use of Swimming Pool, Gym & Sauna
- Private Gated Driveway with Garage
- Orangery (For Residents Use)

Lot
14

EPC - C

Unconditional Reservation Fee

Starting Bid £165,000

0191 4251 509 North East Auction



Moorside Court, Cowgate, NE5 3AN

- First Floor Flat
- Two Bedrooms
- Perfect FTB / Investment Property
- Redecorated Throughout
- Balcony
- Potential Rental Income £4,200 PA

Lot
15

EPC -

Unconditional

Starting Bid £29,950

0191 425 1503 Regional Blue

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



Railway Terrace, Blyth, NE24 2RF

Lot
16

- End Terraced Property
- Two Bedrooms
- Great Investment Opportunity
- Allocated Parking
- Gas Central Heating
- Potential Rental Income £4,800 PA

EPC - E

Unconditional

Starting Bid £52,000

01670 369000

Blyth



Grosvenor Gardens, Jesmond Vale, NE2 1HQ

Lot
17

- Lower Flat
- One Bedroom
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- Modern Kitchen
- Private Courtyard

EPC -

Unconditional

Starting Bid £119,950

0191 2303365

Gosforth



Roselea, Jarrow, NE32 4QP

Lot
18

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear
- Gas Central Heating & Double Glazing
- Close to Local Amenities

EPC - C

Unconditional

Starting Bid £67,000

0191 4897431

Jarrow

Let's talk property

North East Auction

Tuesday 30th January 2018



Riverview, Bedlington, NE22 5LR

- Bungalow
- One Bedroom
- Beautifully Presented
- Must Be Viewed
- Gas Central Heating
- Double Glazing

Lot
19

EPC - C

Unconditional

Starting Bid £59,950

01670 369000 Blyth



Haugh Lane, Hexham, NE46 3PR

- Terraced Property
- Two Bedrooms
- Excellent Town Centre Location
- Newly Decorated
- Private Rear Garden
- Previously Let at £6,300 PA

Lot
20

EPC - C

Unconditional

Starting Bid £99,000

01434 605376 Hexham



Ormiston, Dimpling Hall, NE15 7XR

- Tenanted Investment
- Six Garages
- Fully Let
- Freehold Title
- Just off the A1
- Income of £45 PCM Per Garage

Lot
21

EPC -

Unconditional Reservation Fee

Starting Bid £22,500

0191 425 1507 Commercial

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Buchanan Green, Dunston, NE11 9AJ

- Terraced Property
- Two Bedrooms
- Three Floors
- Gas Central Heating & Double Glazing
- Garden to Rear
- Potential Rental Income £6,000 PA

Lot
22

EPC -

Unconditional

Starting Bid £70,000

0191 4775116

Whickham



Ingleby Terrace, Lynemouth, NE61 5XS

- Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Refurbished Throughout
- Perfect Buy to Let Investment
- Long Garden & Yard

Lot
23

EPC -

Unconditional

Starting Bid £45,000

01670 568096

Ashington



Worsdell Drive, Gateshead, NE8 2AF

- Gateshead Quayside Apartment
- One Bedroom
- Allocated Parking
- Ideal First Time Buy or Investment Opportunity
- 28 Willbrook House, Worsdell Drive SOLD for £123,000
- Potential Rental Income £7,200 PA

Lot
24

EPC -

Conditional Reservation Fee

Starting Bid £80,000

0191 4775116

Whickham

Let's talk property

North East Auction

Tuesday 30th January 2018



Westgate Road, Newcastle upon Tyne, NE4 6AD

Lot
25

- Three Storey Mid Terrace
- Ground Floor Retail
- Upper Floors Office Accommodation
- Freehold Title
- NIA 169.62sqm (1,826sqft)
- Potential for Conversion to Flats Above

EPC -

Unconditional

Starting Bid £225,000

0191 425 1507 Commercial



Redburn Crescent, Acomb, NE46 4QZ

Lot
26

- Semi Detached Bungalow
- Two Double Bedrooms
- Requires Some Modernisation
- Large Lounge with Views to the Front
- Gas Central Heating and Double Glazing
- Gardens with Off-Street Parking and Garage

EPC -

Unconditional

Starting Bid £140,000

01434 605376 Hexham



York Street, Pelaw, NE10 0QL

Lot
27

- Upper Flat
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Good Transport Links
- Potential Rental Income £5,700 PA

EPC - D

Unconditional

Starting Bid £58,000

0191 4878898 Low Fell

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West Lane, Hawthorn, SR7 8SB

Lot
28

- Bungalow
- Two Bedroom
- Double Glazing
- Gas Central Heating
- Detached Double Garage
- No. 34 West Lane SOLD for £105,000

EPC - D

Unconditional

Starting Bid £79,950

0191 5143929

Sunderland



Branding Court, Hackworth Way, NE29 6WT

Lot
29

- Ground Floor Apartment
- One Bedroom
- Double Glazing
- Electric Heating
- Allocated Parking
- Potential Rental Income £5,700 PA

EPC -

Unconditional

Starting Bid £72,000

0191 2960696

North Shields



Sedgewick Close, Hartlepool, TS24 9EU

Lot
30

- Semi Detached Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Off Street Parking and Garage
- Front and Rear Garden
- No. 20 Sedgewick Close SOLD for £115,000

EPC - C

Unconditional

Starting Bid £79,950

0191 5183521

Peterlee

Let's talk property

North East Auction

Tuesday 30th January 2018



High Street, Gosforth, NE3 1HH

Lot
31

- Maisonette
- Two Bedrooms
- Spacious Lounge
- Ideal First Time Buy or Investment Opportunity
- Situated on Gosforth High Street
- Potential Rental Income £7,500 PA

EPC - E

Unconditional

Starting Bid £110,000

0191 2303365

Gosforth



Woodbine Road, Gosforth, NE3 1DD

Lot
32

- End Terrace Property
- Three Bedrooms
- Double Fronted Terrace
- Double Glazing & Gas Central Heating
- Off Street Parking
- No. 31 Woodbine Road SOLD for £330,000

EPC - E

Unconditional

Starting Bid £240,000

0191 2303365

Gosforth



Dinsdale Road, Newcastle upon Tyne, NE2 1DP

Lot
33

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

EPC - D

Unconditional

Starting Bid £99,950

0191 4775116

Whickham

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Blagdon Close, Shieldfield, NE1 2JH

- First Floor Flat
- One Double Bedroom
- Entry Phone Security System
- Double Glazing & Gas Central Heating
- Close to Local Amenities

Lot
34

EPC - C

Unconditional

Starting Bid £55,000

0191 2324392

Newcastle



The Crescent, Blackhall Colliery, TS27 4LE

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Garden
- Garage

Lot
35

EPC - E

Unconditional

Starting Bid £72,000

0191 5183521

Peterlee



Studley Road, Stockton, TS19 0DR

- Semi Detached Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Stunning Views
- No. 5 Studley Road SOLD for £100,000

Lot
36

EPC - F

Unconditional

Starting Bid £65,000

0191 5183521

Peterlee

Let's talk property

North East Auction

Tuesday 30th January 2018



Pecks House Farm Cottages, Westerhope, NE5 1NA

- Stone Built Cottage
- Three/Four Bedrooms
- Two Reception Rooms
- Gardens
- Garage
- Updating Required

Lot
37

EPC - E

Unconditional

Starting Bid £199,950

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

Lot
38

EPC - C

Unconditional

Starting Bid £135,000

0191 2345681

Wallsend



Clyde Street, Gateshead, NE8 3SX

- Lower Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- No. 6 Clyde Street SOLD for £67,000

Lot
39

EPC - E

Unconditional

Starting Bid £49,950

0191 4878898

Low Fell

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Barrasford Street, Wallsend, NE28 0JZ

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Ideal Investment Opportunity
- Shared Rear Yard

Lot
40

EPC - C

Unconditional

Starting Bid £23,000

0191 4775116

Whickham



Holyfields, West Allotment, NE27 0EU

- Detached Property
- Four Bedrooms
- Two En-Suites
- Garden
- Loft Room
- Garage & Driveway Providing Parking

Lot
41

EPC -

Unconditional

Starting Bid £250,000

0191 2960696

North Shields



Park View, Whitley Bay, NE26 2TH

- Excellent High Street Location
- Two Storey Retail Property
- NIA approx. 792.8sqm (8,534sqft)
- Recently Renovated
- Located Adjacent to Shopping Centre
- Suitable For a Variety of Uses

Lot
42

EPC -

Unconditional

Starting Bid £500,000

0191 425 1507

Commercial

Let's talk property

North East Auction

Tuesday 30th January 2018



Waterloo Walk, Sulgrave, NE37 3EL

- Apartment
- One Bedroom
- Double Glazed
- Gas Central Heating
- Recently Modernised
- Potential Rental Income £3,480 PA

Lot
43

EPC - C

Unconditional

Starting Bid £15,000

0191 4154467

Washington



Falsgrave Place, Whickham, NE16 5SG

- Semi Detached Bungalow
- Two Bedrooms
- Double Driveway & Garage
- Multi-fuel Burner
- Summer House
- Front, Rear & Side Gardens

Lot
44

EPC - D

Unconditional

Starting Bid £170,000

0191 4775116

Whickham



Selbourne Street, South Shields, NE33 2TB

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

Lot
45

EPC - C

Unconditional

Starting Bid £29,950

0191 4775116

Whickham

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Selbourne Street, South Shields, NE33 2TB

Lot
46

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

EPC - C

Unconditional

Starting Bid £29,950

0191 4775116

Whickham



Edwin Street, Amble, NE65 0EF

Lot
47

- Mid Terrace Stone Built House
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Rear Yard
- Potential Rental Income £6,600 PA

EPC - F

Unconditional

Starting Bid £80,000

01670 568096

Ashington



Selbourne Street, South Shields, NE33 2TB

Lot
48

- Ground Floor Flat
- One Bedrooms
- Gas Central Heating
- Double Glazing
- Shared Rear Yard
- Potential Rental Income £5,400 PA

EPC -

Unconditional

Starting Bid £29,950

0191 4775116

Whickham

Let's talk property

North East Auction

Tuesday 30th January 2018



Rothbury Drive, Ashington, NE63 8TJ

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Detached Single Garage
- Front & Rear Gardens

Lot
49

EPC - C

Unconditional

Starting Bid £130,000

01670 568096

Ashington



Pinedale Drive, South Hetton, DH6 2XG

- Detached Property
- Four Bedrooms & Three Reception Rooms
- Gas Central Heating
- En Suite Bathroom
- Off Street Parking & Enclosed Garden
- Potential Rental Income £7,500 PA

Lot
50

EPC - C

Conditional

Starting Bid £119,950

0191 5120933

Houghton



Stirling Drive, Bedlington, NE22 5YF

- End Terraced
- Two Bedrooms
- Conservatory
- Allocated Parking
- Garden
- No. 26 Stirling Drive SOLD for £86,000

Lot
51

EPC -

Unconditional

Starting Bid £55,000

01670 568097

Bedlington

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Roman Road, Middlesbrough, TS5 6EA

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

Lot
52

EPC - B

Unconditional

Starting Bid £54,950

01642 210132

Teesside Office



The Pinfold, Rothbury, NE65 7TN

- Semi Detached Bungalow
- Two Bedrooms
- Gas Central Heating
- Beautiful Views
- Front & Rear Gardens
- No. 5 The Pinfold SOLD for £148,000

Lot
53

EPC - D

Unconditional Reservation Fee

Starting Bid £105,000

01665 604193

Alnwick



Dent Street, Hartlepool, TS26 8AX

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Yard to Rear
- Potential Rental Income £3,600 PA

Lot
54

EPC -

Unconditional

Starting Bid £19,950

01642 210132

Teesside Office

Let's talk property

North East Auction

Tuesday 30th January 2018



Bruce Kirkup Road, Horden, SR8 4BJ

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Off Street Parking
- Ideal Buy to Let
- Potential Rental Income £4,800 PA

EPC - D

Unconditional

Lot
55

Starting Bid £34,000

0191 5183521

Peterlee



Lime Avenue, Houghton Le Spring, DH4 5EE

- Upper Flat
- One Bedroom
- Ideal Investment / Buy to Let
- Available with Sitting Tenant
- Potential Rental Income £4,200 PA

EPC -

Unconditional

Lot
56

Starting Bid £39,950

0191 5120933

Houghton



Spa Road, Gainford, DL2 3EB

- Pair Of Flats
- Ground Floor Flat - One Bedroom
- Upper Flat - Two Bedroom
- Double Glazing
- Gas Central Heating
- Rural Area

EPC - G

Unconditional

Lot
57

Starting Bid £39,950

0191 4878898

Low Fell

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Balloon Sands, Acklam, TS5 8UF

Lot
58

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating
- Driveway
- Gardens to Front & Rear
- No. 126 Balloon Sands SOLD for £110,000

EPC -

Unconditional Reservation Fee

Starting Bid £85,000

01642 210132

Teesside Office



Addington Drive, North Ormesby, TS3 8HR

Lot
59

- Land Site
- 0.95 Acres
- Planning Permission Granted
- Demolition of Existing Building
- Construction of 19 Dwellings
- Freehold Title

EPC -

Unconditional

Starting Bid £129,999

0191 425 1507

Commercial



Roman Road, Middlesbrough, TS5 6EA

Lot
60

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

EPC - B

Unconditional

Starting Bid £54,950

01642 210132

Teesside Office

Let's talk property

North East Auction

Tuesday 30th January 2018



Church Street, Seaton Carew, TS25 1BX

- Three Bedrooms
- Detached Cottage
- Front & Rear Gardens
- Double Glazing
- Gas Central Heating
- Potential Rental Income £7,800 PA

Lot
61

EPC -

Unconditional Reservation Fee

Starting Bid £120,000

01642 210132

Teesside Office



Eighth Row, Ashington, NE63 8JX

- Terraced Property
- Two Bedrooms
- Garden to Rear
- Gas Central Heating
- Double Glazing
- Potential Rental Income £5,400 PA

Lot
62

EPC -

Unconditional

Starting Bid £65,000

01670 568096

Ashington



Tow House, Bardon Mill, NE47 7EG

- Land & Development
- 0.61 Acres
- Planning Permission Granted
- For the Construction of 2 Properties
- Freehold Title
- Excellent Transport Links

Lot
63

EPC -

Unconditional

Starting Bid £235,000

0191 425 1507

Commercial

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Quaker Lane, Liversedge, WF15 6NF

- Two Plots of Land
- Rectangular Shapes
- Agricultural Use
- Freehold Title
- Just off the A649
- Green Belt Land

Lot
64

EPC -

Unconditional

Starting Bid £6,000

0191 425 1507

Commercial



Murray Street, Hartlepool, TS26 8PL

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

Lot
65

EPC -

Unconditional

Starting Bid £180,000

0191 425 1507

Commercial



Middle Burn End, Stonehaugh, NE48 3DY

- Mid Terrace Property
- Three Bedrooms
- Good Order Throughout
- Two Reception Rooms
- Double Glazing & Oil Central Heating
- Gardens

Lot
66

EPC - E

Conditional

Starting Bid £115,000

01434 605376

Hexham

Let's talk property

North East Auction

Tuesday 30th January 2018



Meadowfield, Burnhope, DH7 0EJ

- Detached Property
- Four Generous Bedrooms
- Rear Garden
- Driveway & Garage
- Gas Central Heating & Double Glazing
- No. 56 Meadowfield SOLD for £157,500

Lot
67

EPC - B

Unconditional

Starting Bid £135,000

0191 3832133

Durham City



Tanmeads, Nettleworth, DH2 3PY

- Detached Bungalow
- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Front, Rear & Side Gardens
- Off Street Parking

Lot
68

EPC -

Unconditional

Starting Bid £145,000

0191 3892944

Chester Le Street



Saville Street West, North Shields, NE29 6QR

- Three Storey Property
- Ground Floor Retail Unit
- Two Flats Above
- One Flat Let at £5,200 PA
- Freehold Title
- Town Center Location

Lot
69

EPC -

Unconditional

Starting Bid £110,000

0191 425 1507

Commercial

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Brandlings Way, Peterlee, SR8 5HG

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- Potential Rental Income £5,100 PA

Lot
70

EPC - C

Unconditional

Starting Bid £45,000

0191 5183521

Peterlee



Murray Street, Hartlepool, TS26 8PF

- Ground Floor Retail
- First Floor Storage
- Recently Renovated Shop Front
- NIA 119sqm (1,283sqft)
- Freehold Title
- Free Short Stay Parking to the Front

Lot
71

EPC -

Unconditional

Starting Bid £45,000

0191 425 1507

Commercial



Front Street, Newbiggin by the Sea, NE64 6PS

- Town House
- Three Bedrooms
- Coastal Location
- Gas Central Heating
- Double Glazing

Lot
72

EPC - E

Conditional

Starting Bid £99,950

01670 568096

Ashington

Let's talk property

North East Auction

Tuesday 30th January 2018



Millbank Crescent, Bedlington, NE22 5QJ

Lot
73

- Upper Flat
- Two Bedrooms
- Double Glazing
- Fully Boarded Loft Accessed via Pull Down Ladders
- A-rated Baxi Gas Combi Boiler Installed January 2016
- Potential Rental Income £4,500 PA

EPC - D

Unconditional

Starting Bid £45,000

01670 568097

Bedlington



Matlock Square, Lynemouth, NE61 5YF

Lot
74

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Garden
- Potential Rental Income £4,320 PA

EPC - C

Conditional

Starting Bid £49,950

01670 568096

Ashington



Summerfield Terrace, Low Westwood, NE17 7PP

Lot
75

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

EPC -

Unconditional Reservation Fee

Starting Bid £100,000

0191 425 1507

Commercial

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Front Street, Annfield Plain, DH9 8HY

Lot
76

- Three Storey Mid Terrace
- Ground Floor A1 Retail
- Upper Floor Accommodation
- Retail Location
- Freehold Title
- Residential Let for £4,550 PA

EPC -

Unconditional Reservation Fee

Starting Bid £45,000

0191 425 1507

Commercial



Westoe Road, South Shields, NE33 4LU

Lot
77

- Two Storey Mid-Terrace
- Ground Floor A1 Retail
- Residential Accommodation Above
- Excellent Town Centre Location
- Ground Floor NIA 91.39sqm (984sqft)
- Prominent Position

EPC -

Unconditional

Starting Bid £89,950

0191 425 1507

Commercial



Stainton Street, North Ormesby, TS3 6QF

Lot
78

- Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Rear Yard
- Off Street Parking

EPC -

Unconditional

Starting Bid £24,950

01642 210132

Teesside Office

Let's talk property

North East Auction

Tuesday 30th January 2018



Devonshire Street, Tyne Dock, NE33 5SU

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Private Yard to Rear Providing Off Street Parking
- Current Rental Income £4,680 PA

EPC - D

Unconditional

Lot
79

Starting Bid £26,000

0191 4540488

South Shields



Whinfield Terrace, Rowlands Gill, NE39 2JL

- Semi Detached Property
- Three Bedrooms
- Spacious Lounge / Dining Room
- Sought After Location
- Driveway
- Gardens Front & Rear

EPC -

Unconditional

Lot
80

Starting Bid £82,000

0191 4775116

Whickham



Selbourne Street, South Shields, NE33 2TB

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Ideal Investment Opportunity
- Potential Rental Income £5,400 PA

EPC -

Unconditional

Lot
81

Starting Bid £29,950

0191 4775116

Whickham

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Matlock Square, Lynemouth, NE61 5YE

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Requires Updating
- Potential Rental Income £5,100 PA

Lot
82

EPC - C

Unconditional

Starting Bid £39,950

01670 568098

Cramlington



Ridley Street, Gateshead, Tyne & Wear, NE8 1YE

- Close to Transport Links
- Two Bedrooms
- Potential Rental Income £5,500 PA
- Lower Flat
- Gas Central Heating and Double Glazing
- Yard to Rear

Lot
83

EPC - D

Conditional

Starting Bid £45,000

0191 4878898

Low Fell



Patterdale Terrace, Gateshead, Tyne and Wear, NE8 4JQ

- External Yard
- Potential Rental Income £5,500 PA
- Lower Flat
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Great Transport Links

Lot
84

EPC - D

Unconditional

Starting Bid £54,000

0191 4878898

Low Fell

Let's talk property

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



Month

February

March

April

Closing Date

6th February

6th March

3rd April

Auction Date

27th February

27th March

24th April

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North East Online Auction

This is a selection of our properties which are offered for sale in 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

Address

Ennis Close West Sleekburn Choppington NE62 5XH
Chillerton Way Wingate TS28 5DY
Mary Rowntree's, York Place Hartlepool TS24 0QR
Duke Street Ashington NE63 8SD
Moor Crescent Ludworth Durham DH6 1LZ
Canterbury Close Ashington Ashington NE63 9QE
Brownside Chapel Leadgate Alston Alston Cumbria CA9 3EL
The Bye Consett Consett DH8 8AJ
Islay House Redburn Bardon Mill Hexham NE47 7DZ
Haggerston Road Blyth Blyth NE24 4GT
Dorset Crescent Moorside Consett DH8 8HY
Connaught Terrace Jarrow NE32 5AL
Queen Victoria Street Gateshead NE10 0QN
Barnes Park Road Barnes Sunderland SR4 7PY
Daildarach Hartford Hall Estate NE22 6AG
High Street Carrville Durham DH1 1AS
John Martin Street Haydon Bridge Hexham NE47 6AA
Rowlandson Terrace Grangetown Sunderland SR2 7SU
Dene Road Tynemouth North Shields NE30 2JW
Wynyard Drive NE22 5YH
Queen Alexandra Road Sunderland SR3 1XL
Raleigh Close Lyton Park South Shields NE33 5DG
Gladstone Terrace NE22 5DB
Armstrong Terrace West Park South Shields NE33 4LE
Cleveland Avenue North Shields NE29 0NU
Cawledge View Alnwick NE66 1BH
Climbing Tree Walk Pegswood Morpeth NE61 6YL
South Street Chester le Street Chester Le Street DH2 2JG
The Beacons, Astley Road Seaton Delaval NE25 0EZ

| Starting Bid

£124,950
£80,000
£325,000
£59,950
£32,000
£34,000
£148,000
£35,000
£135,000
£165,000
£34,950
£89,950
£45,000
£125,000
£124,950
£49,950
£125,000
£69,950
£255,000
£100,000
£370,000
£99,950
£19,950
£49,950
£90,000
£55,000
£74,950
£63,000
£59,950

Address

Henry Street North Murton Seaham SR7 9AW
Leicester Way Fellgate Jarrow NE32 4XL
Three Tuns Cottage Chantry Place West Rainton DH4 6SQ
Front Street Leadgate Consett DH8 7SA
Maple Close Beaufront Park NE22 7LU
Gordon Terrace West Choppington NE62 5UB
Land at Former Bat Cave Pub, Pemberton Bank Easington Lane DH5
Harrington Gardens Choppington NE62 5TX
Albert Road Jarrow Jarrow NE32 5AF
Sheepwash Bank Guidepost Choppington NE62 5LY
Winchester Close Ashington Ashington NE63 9QJ
Clock Tower Flats Oldgate Morpeth NE61 1LY
Clock Tower Flats Oldgate Morpeth NE61 1LY
Milburn Road Ashington NE63 0NE
Marlborough Terrace Scotland Gate Choppington NE62 5SY
Scrogg Road Walker Newcastle NE6 3AT
Wellesley Street Jarrow Jarrow NE32 5PJ
Bramwell Road Deerness Park Sunderland SR2 8BY
Spindlestone Belford Bamburgh NE70 7ED
Claremont Terrace Blyth Blyth NE24 2LE
Chestnut Avenue Whitley Bay NE25 8JX
Eton Road Oxbridge Stockton-on-Tees TS18 4DL
Woodhorn Drive Choppington NE62 5EP
Ancona Street Pallion Sunderland SR4 6TJ
The Pastures Morpeth NE61 2AT
Speedwell Court Ashington NE63 8EY
Frederick Street South Shields NE33 5DY
Garden Cottage Hartford Bridge Bedlington NE22 6BF
Benwell Hill Gardens Fenham Newcastle NE5 2EB

| Starting Bid

£25,000
£117,000
£65,000
£39,950
£79,950
£76,500
£19,999
£37,000
£44,950
£45,000
£44,950
£75,000
£60,000
£89,000
£50,000
£63,000
£60,000
£45,000
£1,020,000
£84,950
£125,000
£69,000
£72,000
£29,000
£145,000
£280,000
£69,950
£199,950
£145,000

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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"/>

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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:

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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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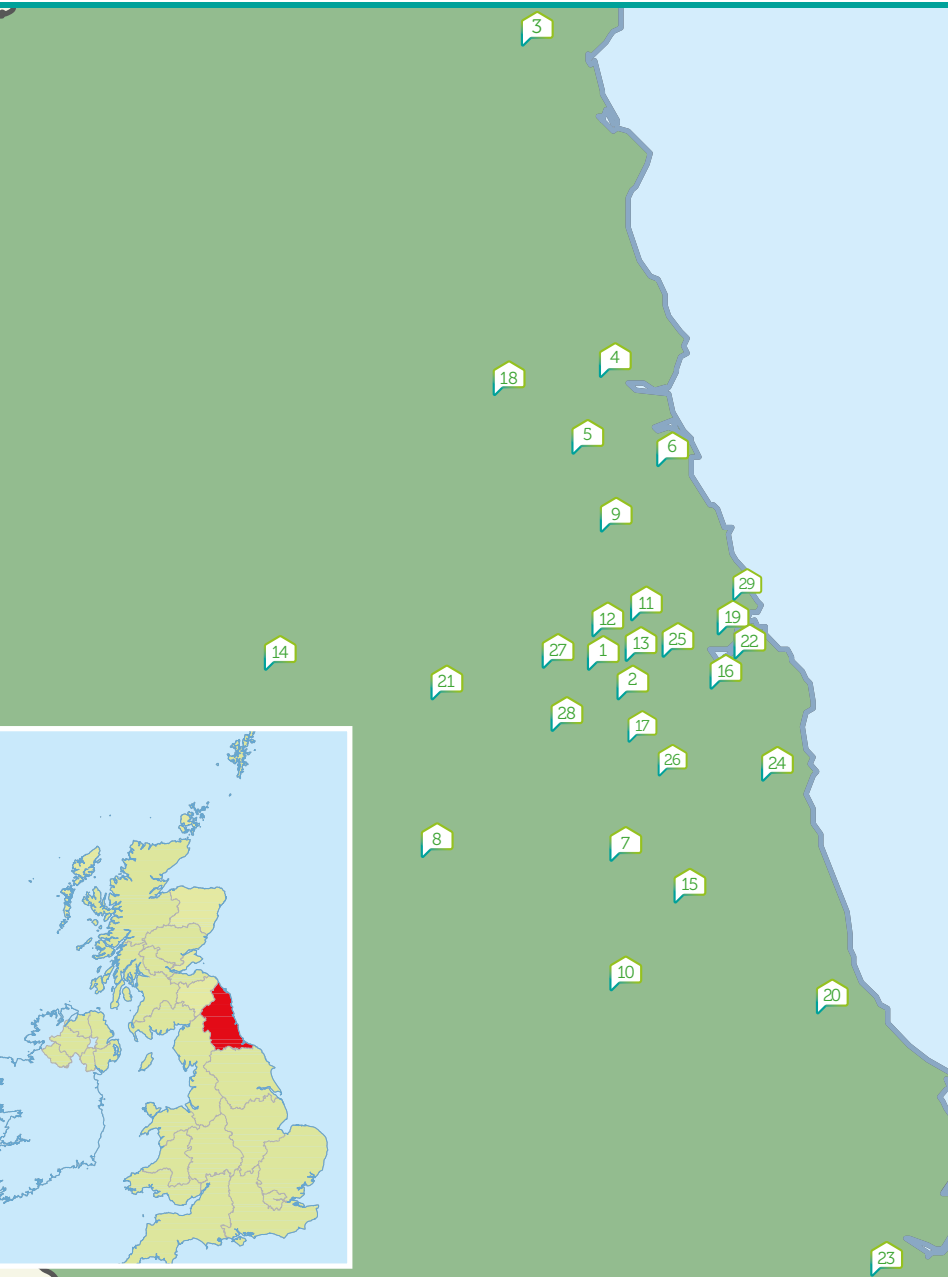
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22. South Shields

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23. Stockton on Tees

20 Bishop Street, Stockton on Tees, TS18 1SY

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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

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29. Whitley Bay

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