



Pattinson

Auction

Next
North East
Auction...

Tuesday
31st July
2018 - 5pm

Newcastle Falcons
Rugby Club
NE13 8AF



July Auction Catalogue

In this issue...

- 🏠 A word from the Director
- 🏠 Success stories
- 🏠 Featured properties



0191 206 9335
pattinsonauction.co.uk

North East Auction

Tuesday 31st July 2018



Justin Beckwith
Auction Director

Justin Beckwith

A word from our Auction Director Justin...

World Cup fever has taken over us all this month but you mustn't forget that our July auction will kick off at 5pm on 31st July at Kingston Park Rugby Ground.

Our lots this month include a 3 bedroom mid-terrace situated in a Grade I listed castle and a 2 bedroom lower flat located only a stone's throw away from the sea front in South Shields.

Investors will be looking to score the three bedroom semi-detached property in Hexham. Tenanted until October 2020 and with a potential rental income of £7,200 PA, this will be a real winner.

Are you thinking about selling your property through auction? Our team are always on the ball and ready to answer your questions so get in touch on 0191 425 1509 or email us at auktion@pattinson.co.uk.

In last month's auction Lime Avenue, a 2 bedroom bungalow in Hartlepool, sold for £46k over the starting bid. Auction really works and it could help you achieve your property goals!

To take a look at all the fixtures across our online and physical auctions visit pattinsonauctions.co.uk.

Hope to see you there and 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



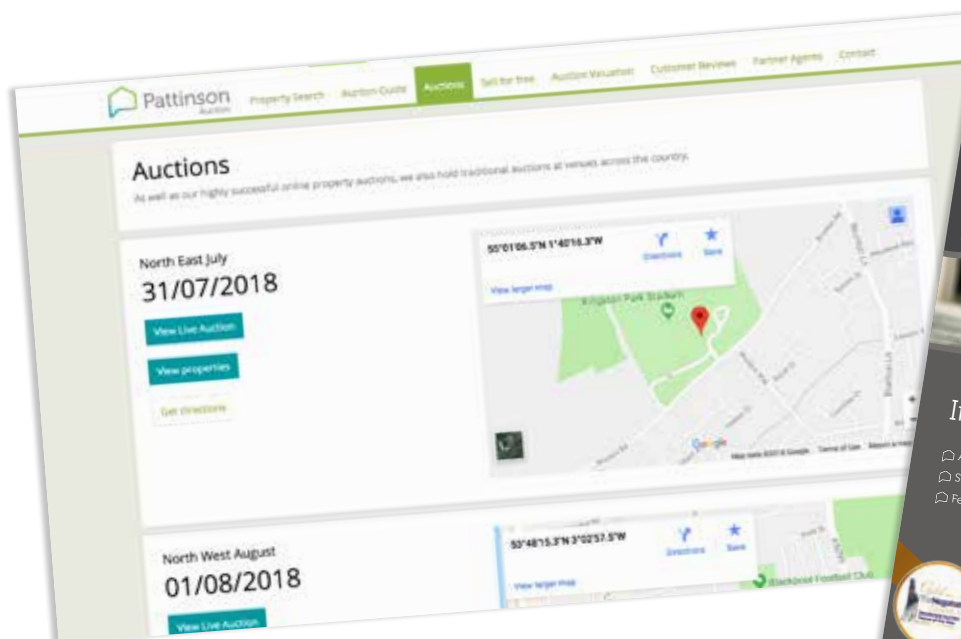
To see how we can help you buy, sell and move call our auction specialists on **0191 206 9335** or visit **pattinsonauktion.co.uk**

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 auction...

Commercial Success Stories

With over twenty years of experience in selling at auction our commercial department 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 **August 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

Portfolio of Nine Properties

SOLD in 28 days!



Sold For **£1,200,000**

We are delighted to have sold this extensive property portfolio. Many of the properties within the portfolio were refurbished to a good standard throughout. **Similar properties required!**

To see how we can help you buy, sell and move call our commercial 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

The Welcome Tavern, Waldron Street, DL14 7DS

SOLD in 28 days!



Sold For **£97,000**

- Three Floors Including Cellar
- A4 Use Class Drinking Establishment
- Three Bedroom Accommodation Above

Whitehill Farm, Preston Road, Whittle-le-Wood, PR6 7DB

Starting Bid **£540,000**



Sold For **£594,000**

- Commercial & Residential Portfolio
- Three Bedroom Detached Farmhouse
- Tenanted Workshop/Garage

Whitehouse Social Club, Blackfell Village Centre, NE37 1LL

Starting Bid **£30,000**



Sold For **£50,500**

- Two Storey Social Club
- Long Leasehold (36 Years Remaining)
- Retail Unit Let at £5,200PA(+VAT)

Let's talk property

North East Auction

Tuesday 31st July 2018

North East Auction Index

Lot Address	Starting Bid	Lot Address	Starting Bid
18 Ainsworth Avenue, South Shields, NE34 9JN	£69,950	41 Fulforth Way, Sacriston, Durham, DH7 6AH	£69,950
50 Ash Crescent, Seaham , Seaham, SR7 7UG	£50,000	85 Garden Wing Callaly Castle, Alnwick, NE66 4TA	£199,950
15 Ash Street, Blaydon, Blaydon-on-Tyne, NE21 5HS	£59,950	89 Gilkes Street, Middlesbrough, Teeside, TS1 5ET	£140,000
8 Ashbourne Crescent, Ashington, NE63 8AN	£89,950	49 Gilmore Close, The Butts, Alston, Cumbria, CA9 3JJ	£64,950
90 Avenue Terrace, Seaton Delaval, Whitley Bay, NE25 0AW	£85,000	6 Glenholme Terrace, Blackhall Colliery, Hartlepool, TS27 4HU	£45,000
56 Axbridge Gardens, Grainger Park, Newcastle, NE4 8EB	£79,950	82 Hampstead Road, Benwell, Newcastle, NE4 8AD	£59,950
42 Balmain Road, Kenton, Newcastle, NE3 3QQ	£89,950	87 Hartleyburn Avenue, Hebburn, NE31 2NE	£89,950
97 Bamburgh Drive, Pegswood, Morpeth, NE61 6TT	£98,100	47 Hastings Court, Bedlington, NE22 5YN	£35,000
91 Barnesbury Road, Newcastle, NE4 8AU	£45,000	76 Hatfield Drive, Seghill, Cramlington, NE23 7TU	£185,000
98 Beech Grove, Trimdon, Trimdon Station, TS29 6BH	£29,950	95 Hawthorn Road, Ashington, NE63 0QU	£25,000
93 Black Road, Hebburn, NE31 1HQ	£54,950	14 Heathfield, Morpeth, NE61 2TR	£47,000
92 Brickgarth, Easington Lane, Houghton Le Spring, DH5 0LA	£35,000	38 Hillside Court, Spennymoor, DL16 6BL	£80,000
55 Burnside Shilburn Road, Allendale, Hexham, NE47 9LQ	£140,000	57 Hudson Road, Sunderland, SR1 2LJ	£49,950
43 Byron Street, Southwick, Sunderland, SR5 1HJ	£37,000	94 Hugh Gardens, Benwell, Newcastle, NE4 8PQ	£30,000
7 Caribees, Delves Lane, Consett, DH8 7AY	£55,000	72 Jacques Street, Pallion, Sunderland, SR46TD	£45,000
33 Chapel Drive, Consett, DH8 7EW	£90,000	35 Kismet Street, Sunderland, SR5 2LG	£55,000
99 Charlotte Street, Wallsend, NE28 7PU	£50,000	25 Land and Garage to the west of Milton Street, Greenside, Ryton, NE40 4BE	£4,000
84 Cheviot View Nedderton, Nedderton Village, Bedlington, NE22 6AT	£225,000	73 Leighton Street, westoe, South Shields, NE33 3BT	£38,000
69 Columbia Grange, North Kenton, Newcastle, NE3 3JP	£49,950	100 Lobley Hill Road, Gateshead, NE11 0AJ	£99,950
9 Commissioners Wharf, North Shields, NE29 6DN	£184,950	53 Lyndhurst South Road, Longhorsley, Morpeth, NE65 8UW	£144,950
1 Coniston, Pelaw, Gateshead, UK, NE10 0XB	£49,950	54 Meadowdale Close, Port Clarence, Middlesbrough, TS2 1TJ	£32,000
17 Dean Court, Blyth, NE24 5BD	£35,000	32 Morven Terrace, Ashington, NE63 8HN	£49,950
80 Dean Road, chichester, South Shields, NE33 4AZ	£45,000	67 North Road East, Wingate, TS28 5AU	£55,000
65 Derwent View, Medomsley Edge, Consett, DH8 6RA	£75,000	20 Oak Street, Houghton Le Spring, DH4 6AT	£35,000
40 East Terrace, Hesleden, Hartlepool, TS27 4PR	£49,950	81 Oakfield Gardens, Condercum Park, Newcastle, NE15 6QU	£55,000
5 Eastbourne Avenue, Gateshead, NE8 4NH	£50,000	59 Olney Close, Cramlington, NE23 2YN	£85,000
45 Essyn Court, Easington Village, SR8 3GA	£145,000	19 Palmersville, Palmersville, Newcastle, NE12 9HL	£74,950
96 First Row, Ashington, NE63 8ND	£149,950	61 Park Road, Wallsend, NE28 6QX	£49,950
37 Ford Terrace, Chilton, Ferryhill, DL17 0JG	£27,000	22 Park Road, Wallsend, NE28 7QP	£49,950
78 Fourth Avenue, Morpeth, NE61 2HL	£76,500	66 Park Terrace, Swalwell, Newcastle, NE16 3BU	£35,000

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

North East Auction Index

Lot Address	Starting Bid	Lot Address	Starting Bid
26 Parkside Avenue, Benton, Newcastle, NE7 7NP	£110,000	52 Station Road, Blackhall Colliery, Hartlepool, TS27 4AR	£85,000
48 Parsons Gardens, Dunston, Gateshead, NE11 9ET	£64,950	23 Station Road, Wallsend, Newcastle, NE28 6TB	£19,950
79 Plessey Road, Blyth, NE24 4NE	£38,000	62 Summerdale House Snows Green Road, Shotley Bridge, DH8 0EQ	£64,950
83 Ravensworth Street, Bedlington, NE22 7JP	£45,000	64 Summerdale House Snows Green Road, Shotley Bridge, DH8 0EQ	£109,950
63 Reed Avenue, Camperdown, Newcastle, NE12 5XH	£79,950	86 Sweet P's Garden Centre, Sarah Street, Hartlepool, TS25 1NZ	£385,000
13 Reivers Gate, Longhorsley, Morpeth, NE65 8LA	£149,950	70 Sydney Street, Houghton Le Spring, DH4 6AN	£54,950
29 Rennington Place, North Fenham, Newcastle, NE5 3LJ	£69,950	36 Tamworth Road, Arthurs Hill, Newcastle, NE4 5AN	£64,950
10 Ridley Gardens, Swalwell, Newcastle, NE16 3HT	£34,950	88 Teesdale Terrace, Thornaby, Stockton-on-Tees, TS17 7ES	£39,950
27 Roman Road, Lawe Top, South Shields, NE33 2HA	£89,950	68 The Beeches Edendale Avenue, Blyth, NE24 5HS	£54,950
31 Rose Street West, Penshaw, Houghton Le Spring, DH4 7HD	£87,500	12 Totnes Drive, Cramlington, NE23 1PL	£135,000
2 Rosewood Crescent, Walkerville, Newcastle, NE6 4PQ	£125,000	16 Victoria Mews, Blyth, NE24 2TR	£35,000
11 Rotherfield Road, Red House Farm, Sunderland, SR5 5DH	£58,000	24 Warren Street, Horden, SR8 4NA	£29,950
3 Rothwell Crescent, Roseworth, Stockton-on-Tees, Cleveland, TS19 9AN	£59,950	58 Wellington Road, Dunston, Gateshead, NE11 9HD	£34,950
60 Sadberge Street, North Ormesby, Middlesbrough, Cleveland, TS3 6PD	£29,950	51 Wesley Crescent, Shildon, DL4 1NQ	£49,950
34 Seaside Lane, Easington Colliery, Peterlee, SR8 3LJ	£65,000	28 West Road, Newcastle, NE5 2UR	£47,500
71 Second Avenue, Morpeth, NE61 2ET	£64,950	75 Westmacott Street, Ridsdale, Hexham, NE48 2TJ	£109,950
21 Skippers Meadow, Durham, DH7 7QJ	£35,000	30 William Street, Annfield Plain, Stanley, DH9 7SH	£29,950
74 St. Georges Estate, Harraton, Washington, NE38 9AU	£124,950	39 Woodlands Avenue, Wheatley Hill, Durham, DH6 3LG	£50,000
46 St. Vincent Street, Westoe, South Shields, NE33 3BJ	£65,000	4 Wordsworth Road, Easington, Peterlee, SR8 3DW	£35,000
44 Stapleford Close, Slatyford, Newcastle, NE5 2NR	£99,950	77 Yarm Lane, Stockton-on-Tees, TS18 1ET	£80,000



Let's talk auction...

Definition of Auction Terms

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

Conditional Lots

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

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

Conditional Lots - Reservation Fee *

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

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

Unconditional Lots

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

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

Unconditional Lots - Reservation Fee *

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

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

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



To see how we can help you buy, sell and move call our auction specialists on **0191 206 9335** or visit **pattinsonauction.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?

Our preferred methods of payment are via debit card or BACS transfer. 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. We will also accept payment via credit card in the event the previously stated payment methods are not available.

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 auction...

Featured Properties

Let's talk property...

Garden Wing Callaly Castle, Alnwick, NE66 4TA

Starting bid **£199,950**



- Grade I Listed Castle
- Set in 35 Acres of Stunning Private Parkland Grounds
- Three Bedrooms
- Garage

St. Vincent Street, Westoe, South Shields, NE33 3BJ

Starting bid **£65,000**



- Two Bedrooms
- Lower Flat
- Gas Central Heating
- Double Glazed

Lobley Hill Road, Lobley Hill, Gateshead, NE11 0AJ

Starting bid **£99,950**



- Semi Detached Property
- Three Bedrooms
- Ideal Investment Opportunity
- In Need of Refurbishment

Burnside, Shilburn Road, Allendale, NE47 9LQ

Starting bid **£140,000**



- Three Bedrooms
- End Terrace
- Ideal Buy to Let Opportunity
- Tenants in Place until October 2020



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

North East Auction

31st July 2018

5pm Registration - 5:30pm Start

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

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Coniston, Pelaw, NE10 0XB

- Semi Detached Property
- Two Bedrooms
- Double Glazing Windows & Gas Central Heating
- Ideal Family Home or Investment
- In Need of Modernisation
- Potential Rental Income £6,600 PA

Lot
1

EPC -

Unconditional

Starting Bid £49,950

0191 4878898

Low Fell



Rosewood Crescent, Walkerville, NE6 4PQ

- Semi Detached Property
- Three Bedrooms
- Front & Rear Gardens
- Garage & Driveway
- Sought After Location
- Potential Rental Income £7,800 PA

Lot
2

EPC - E

Unconditional

Starting Bid £125,000

0191 2049601

Heaton



Rothwell Crescent, Roseworth, TS19 9AN

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Garage & Workshop
- Requires Modernisation
- Potential Rental Income £5,700 PA

Lot
3

EPC -

Unconditional

Starting Bid £59,950

01642 210132

Teesside Office



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



Wordsworth Road, Easington, SR8 3DW

- Terraced Property
- Three Bedrooms
- Ideal Investment
- In Need of Work
- Double Glazing Windows & Gas Central Heating
- Potential Rental Income £5,700 PA

**Lot
4**

EPC -

Unconditional Reservation Fee

Starting Bid £35,000

0191 5183521

Peterlee



Eastbourne Avenue, Gateshead, NE8 4NH

- Upper Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Some Updating Required
- Potential Rental Income £4,800 PA

**Lot
5**

EPC - G

Unconditional

Starting Bid £50,000

0191 4878898

Low Fell



Glenholme Terrace, Blackhall Colliery, TS27 4HU

- Terraced Property
- Two Bedrooms
- Ideal Family Home or Investment
- Gas Central Heating
- Double Glazing
- Potential Rental Income £4,800 PA

**Lot
6**

EPC - C

Unconditional Reservation Fee

Starting Bid £45,000

0191 5183521

Peterlee

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Caribees, Delves Lane, DH8 7AY

- Semi Detached Property
- Three Bedrooms
- Private Driveway for Several Vehicles
- Corner Plot
- Gas Central Heating & Double Glazing
- Potential Rental Income £5,400 PA

Lot
7

EPC - C

Unconditional Reservation Fee

Starting Bid £55,000

01207 508262

Consett



Ashbourne Crescent, Ashington, NE63 8AN

- Semi Detached Property
- Three Bedrooms
- Off Street Parking
- Garden
- Double Glazing & Gas Central Heating
- Potential Rental Income £6,000 PA

Lot
8

EPC - E

Unconditional

Starting Bid £89,950

01670 568096

Ashington



Commissioners Wharf, North Shields, NE29 6DN

- Semi Detached Property
- Three Bedrooms
- Balcony
- Off Street Parking & Garage
- Marina Views
- Potential Rental Income £8,700 PA

Lot
9

EPC - C

Unconditional

Starting Bid £184,950

0191 2960696

North Shields



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



Ridley Gardens, Swalwell, NE16 3HT

- First Floor Flat
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Excellent Transport Links
- Great Buy to Let Opportunity
- Potential Rental Income £4,500 PA

Lot
10

EPC - D

Unconditional Reservation Fee

Starting Bid £34,950

0191 4775116

Whickham



Rotherfield Road, Red House Farm, SR5 5DH

- Semi Detached Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Refurbishment Required
- Potential Rental Income £6,000 PA

Lot
11

EPC - C

Conditional

Starting Bid £58,000

0191 5143929

Sunderland



Totnes Drive, Cramlington, NE23 1PL

- Bungalow
- Two Bedrooms
- Two Reception Rooms
- Extended
- Large Driveway
- Fantastic Garden to Rear

Lot
12

EPC - D

Unconditional Reservation Fee

Starting Bid £135,000

01670 568098

Cramlington

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Reivers Gate, Longhorsley, NE65 8LA

- Bungalow
- Three Bedrooms
- Two Bathrooms
- Double Glazing & Gas Central Heating
- Popular Village Location
- Garden Room

Lot
13

EPC - E

Unconditional

Starting Bid £149,950

01670 568099

Morpeth



Heathfield, Morpeth, NE61 2TR

- One Bedroom
- First Floor Apartment
- Fantastic Location
- Lease Recently Extended to 189 Years from 1989
- Balcony
- Potential Rental Income £4,500 PA

Lot
14

EPC - F

Unconditional Reservation Fee

Starting Bid £47,000

01670 568099

Morpeth



Ash Street, Blaydon, NE21 5HS

- Terraced Property
- Two Double Bedrooms
- Kitchen / Diner
- Rear Yard
- Front Garden
- Potential Rental Income £6,300 PA

Lot
15

EPC - D

Unconditional Reservation Fee

Starting Bid £59,950

0191 4775116

Whickham



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



Victoria Mews, Blyth, NE24 2TR

- Apartment
- One Bedroom
- Electric Heating
- Allocated Parking Bay
- Double Glazing
- Potential Rental Income £4,800 PA

Lot
16

EPC - C

Unconditional

Starting Bid £35,000

01670 369000

Blyth



Dean Court, Blyth, NE24 5BD

- Lower Flat
- Two Bedrooms
- Off Street Parking
- Double Glazing
- Gas Central Heating
- Potential Rental Income £5,400 PA

Lot
17

EPC - C

Unconditional

Starting Bid £35,000

01670 369000

Blyth



Ainsworth Avenue, South Shields, NE34 9JN

- Terraced Property
- Three Bedrooms
- Two Receptions
- Conservatory
- Off Street Parking
- Double Glazing & Gas Central Heating

Lot
18

EPC - D

Unconditional Reservation Fee

Starting Bid £69,950

0191 4251 509

North East Auction

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Palmersville, Palmersville, NE12 9HL

Lot
19

- Terraced Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Ideal First Time Buy
- Garden to the Front & Off Street Parking to the Rear

EPC - D

Unconditional Reservation Fee

Starting Bid £74,950

0191 2150677

Forest Hall



Oak Street, Houghton Le Spring, DH4 6AT

Lot
20

- Mid Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Potential Rental Income £5,100 PA
- 15 Oak Street Sold for £55,000

EPC -

Unconditional

Starting Bid £35,000

0191 5120933

Houghton



Skippers Meadow, Durham, DH7 7QJ

Lot
21

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Conservatory
- Gardens to Front & Rear

EPC - F

Unconditional Reservation Fee

Starting Bid £35,000

0191 4251 509

North East Auction



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



Park Road, Wallsend, NE28 7QP

**Lot
22**

- Lower Flat
- One Bedroom
- Double Glazing
- Ideal for Investment or First Time Buy
- Allocated Parking
- Potential Rental Income of £5,100 PA

EPC - E

Unconditional Reservation Fee

Starting Bid £49,950

0191 2345681

Wallsend



Station Road, Wallsend, NE28 6TB

**Lot
23**

- Lower Flat
- One Bedroom
- Ideal Investment
- Gas Central Heating & Double Glazing
- Close to Shops, Wallsend Metro Station & Bus Depot
- Potential Rental Income £4,500 PA

EPC - G

Unconditional Reservation Fee

Starting Bid £19,950

0191 2345681

Wallsend



Warren Street, Horden, SR8 4NA

**Lot
24**

- Terraced Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Ideal Investment Opportunity
- Currently Tenanted at £5,200 PA

EPC - D

Unconditional

Starting Bid £29,950

0191 5183521

Peterlee

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Milton Street, Greenside, NE40 4BE

- Single Storey Garage
- Freehold Title
- Manual Shutters
- Residential Area

Lot
25

EPC -

Unconditional

Starting Bid £4,000

0191 425 1507 Commercial



Parkside Avenue, Benton, NE7 7NP

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Gardens to Front & Rear
- Excellent Transport Links
- Close to Local Amenities

Lot
26

EPC - D

Unconditional

Starting Bid £110,000

0191 2049601 Heaton



Roman Road, Lawe Top, NE33 2HA

- End Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Yard to Rear
- Potential Rental Income of £7,800 PA

Lot
27

EPC - D

Unconditional

Starting Bid £89,950

0191 4540488 South Shields



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



West Road, Newcastle upon Tyne, NE5 2UR

- Upper Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Ideal Buy to Let
- Yard to Rear

Lot
28

EPC -

Unconditional Reservation Fee

Starting Bid £47,500

0191 2725880

West Road



Rennington Place, North Fenham, NE5 3LJ

- Semi Detached Property
- Three Bedrooms
- Gardens to Front & Rear
- Off Street Parking
- Ideal Investment Opportunity
- Potential Rental Income of £7,200 PA

Lot
29

EPC -

Unconditional Reservation Fee

Starting Bid £69,950

0191 2725880

West Road



William Street, Annfield Plain, DH9 7SH

- Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Fantastic Investment Opportunity
- Extremely Spacious
- Potential Rental Income £5,100 PA

Lot
30

EPC - D

Unconditional Reservation Fee

Starting Bid £29,950

01207 508262

Consett

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Rose Street West, Penshaw, DH4 7HD

- Mixed Commercial & Residential
- 1 x A1 Retail & 1 x A5 Hot Food Takeaway
- Two Bedroom Residential Flat
- Freehold Title
- Yard to the Rear
- Fixtures & Fittings Included

Lot
31

EPC -

Unconditional Reservation Fee

Starting Bid £87,500

0191 425 1507 Commercial



Morven Terrace, Ashington, NE63 8HN

- Terraced Property
- Three Bedrooms
- Double Glazing
- Ideal Family Home or Investment Opportunity
- Yard to Rear

Lot
32

EPC -

Unconditional Reservation Fee

Starting Bid £49,950

01670 568096 Ashington



Chapel Drive, Consett, DH8 7EW

- Detached Property
- Three Bedrooms
- Double Glazing
- Ideal First Time Buyer
- Garden to Rear

Lot
33

EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

01207 508262 Consett



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



Seaside Lane, Easington Colliery, SR8 3LJ

**Lot
34**

- Three Storey, Four Floor Property
- Former A4 Drinking Establishment
- Application Entered for Change of Use
- To 3 x Retail Units & 7 x Residential Flats
- Building Footprint 223.6sqm (2,407sqft)
- Freehold Title

EPC -

Unconditional

Starting Bid £65,000

0191 425 1507

Commercial



Kismet Street, Sunderland, SR5 2LG

**Lot
35**

- Mid Terraced Property
- Three Bedrooms
- Double Glazing
- Ideal Buy to Let
- Yard to Rear
- Potential Rental Income of £6,000 PA

EPC -

Unconditional

Starting Bid £55,000

0191 4897431

Jarrow



Tamworth Road, Arthurs Hill, NE4 5AN

**Lot
36**

- Ground Floor Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Ideal Buy to Let or First Time Buy
- Yard to Rear

EPC - C

Unconditional

Starting Bid £64,950

0191 2725880

West Road

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Ford Terrace, Chilton, DL17 0JG

- Mid Terraced Property
- Three Bedrooms
- Baxi Combination Boiler
- Double Glazing
- Ideal Investment Opportunity
- Potential Rental Income of £5,400 PA

EPC - E

Unconditional

Starting Bid £27,000

0191 3832133

Durham City

Lot
37



Hillside Court, Spennymoor, DL16 6BL

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Gardens to Front, Side & Rear
- Garage and Driveway

EPC - C

Unconditional

Starting Bid £80,000

0191 3832133

Durham City

Lot
38



Woodlands Avenue, Wheatley Hill, DH6 3LG

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Garden to the Rear with Two Outouses

EPC -

Unconditional Reservation Fee

Starting Bid £50,000

0191 4251 509

North East Auction

Lot
39



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



East Terrace, Hesleden, TS27 4PR

- Terraced Property
- Three Bedrooms
- Double Glazing
- Lovely Countryside Views
- Ideal Family Home or Investment
- 23 East Terrace SOLD for £70,000

Lot
40

EPC - G

Unconditional

Starting Bid £49,950

0191 5183521

Peterlee



Fulforth Way, Sacriston, DH7 6AH

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

Lot
41

EPC -

Unconditional Reservation Fee

Starting Bid £69,950

0191 4251 509

North East Auction



Balmain Road, Kenton, NE3 3QQ

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Conservatory
- Gardens Front & Rear
- Potential Rental Income of £8,100 PA

Lot
42

EPC - C

Unconditional Reservation Fee

Starting Bid £89,950

0191 2303365

Gosforth

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Byron Street, Southwick, SR5 1HJ

Lot
43

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Good Transport Links
- Close to Local Amenities
- Ideal Investment Opportunity or First Time Buy

EPC - D

Unconditional Reservation Fee

Starting Bid £37,000

0191 5143929

Sunderland



Stapleford Close, Slatyford, NE5 2NR

Lot
44

- Mid Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Enclosed Garden to Rear

EPC -

Conditional Reservation Fee

Starting Bid £99,950

0191 2725880

West Road



Essyn Court, Easington Village, SR8 3GA

Lot
45

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens to Front & Rear
- Allocated Parking

EPC - C

Unconditional

Starting Bid £145,000

0191 5183521

Peterlee



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



St. Vincent Street, Westoe, NE33 3BJ

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Ideal First Time Buy
- Potential Rental Income of £5,400 PA

**Lot
46**

EPC - D

Unconditional

Starting Bid £65,000

0191 4540488

South Shields



Hastings Court, Bedlington, NE22 5YN

- Upper Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Ideal Investment Opportunity
- Garden to Front & Garage Set in Separate Block

**Lot
47**

EPC - C

Conditional Reservation Fee

Starting Bid £35,000

01670 568097

Bedlington



Parsons Gardens, Dunston, NE11 9ET

- Upper Flat
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Private Rear Yard
- Close to Local Amenities & Excellent Transport Links

**Lot
48**

EPC - C

Unconditional

Starting Bid £64,950

0191 4775116

Whickham

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Gilmore Close, The Butts, CA9 3JJ

- Attractive Terraced Cottage
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Close to Open Countryside
- Potential Rental Income £5,100 PA

Lot
49

EPC -

Unconditional

Starting Bid £64,950

01434 605376

Hexham



Ash Crescent, Seaham, SR7 7UG

- Mid Terraced Property
- Four Bedrooms
- Double Glazing & Gas Central Heating
- Rear Garden
- Driveway

Lot
50

EPC - B

Unconditional Reservation Fee

Starting Bid £50,000

0191 5183521

Peterlee



Wesley Crescent, Shildon, DL4 1NQ

- Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- No. 23 Wesley Crescent SOLD for £76,000

Lot
51

EPC - D

Unconditional

Starting Bid £49,950

0191 5183521

Peterlee



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



omap

Station Road, Blackhall Colliery, TS27 4AR



Station Road, Blackhall Colliery, TS27 4AR

- Development Site
- Planning Permission Granted
- For 4 no. Detached Houses
- Site Area Approx. 1,213sqm (0.3 acres)
- Freehold Title
- Established Residential Area

**Lot
52**

EPC -

Unconditional

Starting Bid £85,000

0191 5183521

Peterlee



South Road, Longhorsley, NE65 8UW

- Detached Bungalow
- Three Bedrooms
- Detached Garage
- Solid Fuel Heating
- Double Glazing
- Requires Refurbishment

**Lot
53**

EPC - F

Unconditional

Starting Bid £144,950

01670 568099

Morpeth



Meadowdale Close, Port Clarence, TS2 1TJ

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Glazed
- Front & Rear Gardens
- Potential Rental Income £4,800 PA

**Lot
54**

EPC - D

Unconditional

Starting Bid £32,000

01642 210132

Teesside Office

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Shilburn Road, Allendale, NE47 9LQ

- End Terraced Property
- Three Bedrooms
- Double Glazing & Solid Fuel Central Heating
- Garage and Parking
- Tenants in Place until October 2020
- Potential Rental Income £7,200 PA

Lot
55

EPC - E

Unconditional

Starting Bid £140,000

01434 605376

Hexham



Axbridge Gardens, Grainger Park, NE4 8EB

- Terraced Property
- Five Bedrooms
- Two Reception Rooms
- Previously Two Flats
- Gas Central Heating
- Potential Rental Income £6,600 PA

Lot
56

EPC - D

Unconditional

Starting Bid £79,950

0191 425 1507

Commercial



Hudson Road, Sunderland, SR1 2LJ

- Mid Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Popular Location
- Could Easily be Converted Back to Two Flats
- Potential Rental Income £10,200 PA (If Converted into Flats)

Lot
57

EPC -

Unconditional

Starting Bid £49,950

0191 5143929

Sunderland



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



Wellington Road, Dunston, NE11 9HD

- Ground Floor Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Rear Yard
- Tenanted Investment

Lot
58

EPC -

Unconditional Reservation Fee

Starting Bid £34,950

0191 4775116

Whickham



Olney Close, Cramlington, NE23 2YN

- End Terraced Property
- Three Bedrooms
- Double Glazing
- Garage
- Front & Rear Gardens
- No. 4 Olney Close SOLD for £119,250

Lot
59

EPC - D

Unconditional Reservation Fee

Starting Bid £85,000

01670 568098

Cramlington



Sadberge Street, North Ormesby, TS3 6PD

- Terraced Property
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Recently Refurbished
- Rear Yard
- Potential Rental Income £4,800 PA

Lot
60

EPC - E

Unconditional

Starting Bid £29,950

01642 210132

Teesside Office

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Park Road, Wallsend, NE28 6QX

- Upper Flat
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Great Buy to Let Opportunity
- Private Rear Yard
- Potential Rental Income £4,800 PA

Lot
61

EPC -

Unconditional Reservation Fee

Starting Bid £49,950

0191 2049601

Heaton



Snows Green Road, Shotley Bridge, DH8 0EQ

- Basement Apartment
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Immaculate Property
- Potential Rental Income £5,400 PA

Lot
62

EPC - B

Unconditional Reservation Fee

Starting Bid £64,950

01207 508262

Consett



Reed Avenue, Camperdown, NE12 5XH

- Mid Terraced Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- South Facing Rear Garden
- 14 Reed Avenue SOLD for £105,000

Lot
63

EPC - D

Conditional

Starting Bid £79,950

0191 2150677

Forest Hall



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



Snows Green Road, Shotley Bridge, DH8 0EQ

- End Terraced Property
- Three Bedrooms
- Gas Central Heating
- Allocated Parking
- Double Glazing
- Potential Rental Income £7,200 PA

**Lot
64**

EPC -

Unconditional Reservation Fee

Starting Bid £109,950

01207 508262

Consett



Derwent View, Medomsley Edge, DH8 6RA

- Terraced Property
- Two Bedrooms
- Double Glazing
- Garage
- Front Garden & Rear Yard
- Potential Rental Income £5,100 PA

**Lot
65**

EPC - D

Unconditional

Starting Bid £75,000

01207 508262

Consett



Park Terrace, Swalwell, NE16 3BU

- First Floor Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Close To Local Amenities
- Excellent Transport Links

**Lot
66**

EPC -

Unconditional

Starting Bid £35,000

0191 4775116

Whickham

Let's talk auction...

North East Auction

Tuesday 31st July 2018



North Road East, Wingate, TS28 5AU

- Two Storey Mixed Property
- Tenanted Investment
- Annual Income of £7,680
- Ground Floor Hot Food Deli
- First Floor One Bedroom Flat
- Permission Granted for Security Shutter

Lot
67

EPC -

Unconditional

Starting Bid £55,000

0191 425 1507 Commercial



Edendale Avenue, Blyth, NE24 5HS

- Ground Floor Apartment
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Allocated Parking
- CCTV Security System
- Potential Rental Income £5,700 PA

Lot
68

EPC - B

Unconditional Reservation Fee

Starting Bid £54,950

01670 369000 Blyth



Columbia Grange, North Kenton, NE3 3JP

- Ground Floor Flat
- Two Bedrooms
- Enclosed Garden
- Off Street Parking
- Double Glazing
- Potential Rental Income £4,800 PA

Lot
69

EPC - E

Unconditional Reservation Fee

Starting Bid £49,950

0191 2303365 Gosforth



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



Sydney Street, Houghton Le Spring, DH4 6AN

Lot
70

- End Terrace Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Rear Yard
- No. 11 Syndey Street SOLD £66,000

EPC -

Unconditional Reservation Fee

Starting Bid £54,950

0191 5120933

Houghton



Second Avenue, Morpeth, NE61 2ET

Lot
71

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating
- Large Rear Garden & Off Street Parking
- Potential Rental Income £6,000 PA
- No. 37 Second Avenue SOLD for £105,000

EPC - D

Unconditional Reservation Fee

Starting Bid £64,950

01670 568099

Morpeth



Jacques Street, Pallion, SR46TD

Lot
72

- End Terraced Property
- Four Bedrooms
- Enclosed Rear Yard
- Gas Central Heating
- Off Street Parking
- Potential Rental Income £7,140 PA

EPC -

Unconditional Reservation Fee

Starting Bid £45,000

0191 5143929

Sunderland

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Leighton Street, westoe, NE33 3BT

- One Bedroom
- Lower Flat
- Gas Central Heating
- Off Street Parking
- Double Glazing
- Potential Rental Income £4,200 PA

Lot
73

EPC - D

Conditional Reservation Fee

Starting Bid £38,000

0191 4540488

South Shields



St. Georges Estate, Harraton, NE38 9AU

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

Lot
74

EPC - C

Unconditional

Starting Bid £124,950

0191 4154467

Washington



Westmacott Street, Ridsdale, NE48 2TJ

- End Terraced Property
- Three Bedrooms
- Views Over the Cheviots
- Potential Holiday Let
- Off Street Parking
- Gardens

Lot
75

EPC - E

Unconditional Reservation Fee

Starting Bid £109,950

01434 605376

Hexham



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



Hatfield Drive, Seghill, NE23 7TU

- Detached Property
- Four Bedrooms
- Gas Central Heating & Double Glazing
- Two Reception Rooms
- Corner Plot
- Double Garage

Lot
76

EPC -

Unconditional

Starting Bid £185,000

01670 568098

Cramlington



Yarm Lane, Stockton-on-Tees, TS18 1ET

- Three Storey Commercial & Residential
- Ground Floor A5 Hot Food Takeaway
- Residential Accommodation Above
- Commercial NIA 50.69sqm (546sqft)
- Freehold Title
- Busy Commercial Location

Lot
77

EPC -

Unconditional Reservation Fee

Starting Bid £80,000

0191 425 1507

Commercial



Fourth Avenue, Morpeth, NE61 2HL

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Rear Gardens
- Ideal First Time Buy

Lot
78

EPC - E

Unconditional

Starting Bid £76,500

01670 568099

Morpeth

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Plessey Road, Blyth, NE24 4NE

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Great Investment
- Potential Rental Income £5,940 PA

Lot
79

EPC - E

Unconditional Reservation Fee

Starting Bid £38,000

01670 369000 Blyth



Dean Road, Chichester, NE33 4AZ

- Ground Floor Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Central Location
- Potential Rental Income £5,400 PA

Lot
80

EPC - C

Unconditional

Starting Bid £45,000

0191 4540488 South Shields



Oakfield Gardens, Condercum Park, NE15 6QU

- Semi Detached Property
- Two Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Sought After Location
- Potential Rental Income £6,000 PA

Lot
81

EPC -

Unconditional Reservation Fee

Starting Bid £55,000

0191 2725880 West Road



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



Hampstead Road, Benwell, NE4 8AD

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Sought After Location
- Viewing Recommended
- Potential Rental Income £5,700 PA

Lot
82

EPC - D

Conditional

Starting Bid £59,950

0191 2725880

West Road



Ravensworth Street, Bedlington, NE22 7JP

- Terraced Property
- Two Bedrooms
- Requires Refurbishment
- Gas Central Heating
- Early Viewing Recommended
- Potential Rental Income £4,500 PA

Lot
83

EPC - C

Unconditional

Starting Bid £45,000

01670 568097

Bedlington



Nedderton, Nedderton Village, NE22 6AT

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Extended & Refurbished Throughout
- Viewing Highly Recommended

Lot
84

EPC - C

Unconditional

Starting Bid £225,000

01670 568097

Bedlington

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Callaly Castle, Alnwick, NE66 4TA

- Mid Terraced Wing Property
- Three Bedrooms
- Grade I Listed Castle
- Set in 35 Acres of Stunning Private Parkland Grounds
- Garage
- 1 Garden Wing Sold for £240,000

Lot
85

EPC - E

Unconditional

Starting Bid £199,950

01665 604193

Alnwick



Sarah Street, Hartlepool, TS25 1NZ

- Garden Centre & Additional Units
- High Rental Return
- Located Within an Industrial Unit
- Prime Location
- Independent RICS Valuation for £680,000

Lot
86

EPC - C

Unconditional

Starting Bid £385,000

0191 425 1507

Commercial



Hartleyburn Avenue, Hebburn, NE31 2NE

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Driveway
- Potential Rental of Income of £6,900 PA

Lot
87

EPC - D

Unconditional Reservation Fee

Starting Bid £89,950

0191 4897431

Jarrow



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



Teesdale Terrace, Thornaby, TS17 7ES

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Potential Rental Income £4,200 PA

Lot
88

EPC - E

Unconditional

Starting Bid £39,950

01642 210132

Teesside Office



Gilkes Street, Middlesbrough, TS1 5ET

- Two Storey, Three Floor Property
- A1 Use Retail Unit
- NIA Approx. 113sqm (1,216sqft)
- Excellent Town Centre Location
- Freehold Title
- Prominent Corner Position

Lot
89

EPC -

Unconditional Reservation Fee

Starting Bid £140,000

0191 425 1507

Commercial



Avenue Terrace, Seaton Delaval, NE25 0AW

- Terraced Property
- Two Double Bedrooms
- New Kitchen
- Popular Location
- Double Glazing Windows
- Gas Central Heating

Lot
90

EPC - E

Unconditional

Starting Bid £85,000

0191 2303365

Gosforth

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Barnesbury Road, Newcastle upon Tyne, NE4 8AU

- Terraced Property
- Three Bedrooms
- Cash Buyers Only
- Viewing Recommended
- Potential Rental Return £5,400 PA

Lot
91

EPC -

Unconditional Reservation Fee

Starting Bid £45,000

0191 2725880

West Road



Brickgarth, Easington Lane, DH5 0LA

- Terraced Property
- Three Bedrooms
- Requires Refurbishment
- Double Glazing
- Gas Central Heating
- Garden

Lot
92

EPC -

Unconditional Reservation Fee

Starting Bid £35,000

0191 5120933

Houghton



Black Road, Hebburn, NE31 1HQ

- Upper Flat
- Two Bedrooms
- Garden
- Double Glazing & Gas Central Heating
- Ideal First Time Buy or Buy to Let Investment
- Potential Rental Income £4,500 PA

Lot
93

EPC - D

Unconditional

Starting Bid £54,950

0191 4897431

Jarrow



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



Hugh Gardens, Benwell, NE4 8PQ

- Ground Floor Flat
- Two Bedrooms
- Gas Central Heating
- Ideal Investment
- Potential Rental Income £4,500 PA

Lot
94

EPC -

Unconditional Reservation Fee

Starting Bid £30,000

0191 2725880

West Road



Hawthorn Road, Ashington, NE63 0QU

- Ground Floor Flat
- Two Bedrooms
- Well Presented
- Ideal First Time Buy/Investment
- Gas Central Heating & Double Glazing
- 213a Hawthorn Road SOLD for £42,000

Lot
95

EPC - C

Unconditional Reservation Fee

Starting Bid £25,000

01670 568096

Ashington



First Row, Ashington, NE63 8ND

- Terraced Property
- Five Bedrooms
- Four Reception Rooms
- Large South Facing Garden
- Off Street Parking
- Yard to Rear with Outbuildings

Lot
96

EPC -

Unconditional

Starting Bid £149,950

01670 568096

Ashington

Let's talk auction...

North East Auction

Tuesday 31st July 2018



Bamburgh Drive, Pegswood, NE61 6TT

- Semi Detached Property
- Three Bedrooms
- Ideal Buy To Let/ First Time Buy
- Solar Panels - Providing Income
- Driveway Parking
- Low Maintenance Garden

Lot
97

EPC - B

Unconditional

Starting Bid £98,100

01670 568099

Morpeth



Beech Grove, Trimdon, TS29 6BH

- Semi Detached Property
- Two Bedrooms
- Off Street Parking & Gardens
- Investment Opportunity
- Potential Rental Income £4,500 PA

Lot
98

EPC - D

Unconditional

Starting Bid £29,950

0191 3832133

Durham City



Charlotte Street, Wallsend, NE28 7PU

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Close to Amenities
- Potential Rental Income £5,400 PA

Lot
99

EPC -

Unconditional Reservation Fee

Starting Bid £50,000

0191 2345681

Wallsend



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



Lobley Hill Road, Lobley Hill, NE11 0AJ

Lot
100

- Semi Detached Property
- Three Bedrooms
- Partial Double Glazing & Gas Central Heating
- Ideal Investment Opportunity
- In Need of Refurbishment
- 411 Lobley Hill Road SOLD for £180,000

EPC - D

Unconditional Reservation Fee

Starting Bid £99,950

0191 4775116

Whickham

Why sell your property at auction?

- 1 Maximum Price**
Active marketing and high levels of bidders aid properties to achieve the best price at auction.
- 2 Security**
Sellers have the added security of a non-refundable deposit.
- 3 Speed**
The winning bidder agrees to exchange and complete within a specific time.

Let's talk auction...

Auction success story



Lime Avenue, Blackhall Colliery, TS27 4HX

- Detached Bungalow
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Extended

SOLD FOR £46k OVER STARTING BID!

Sold at Auction for **£136,000**

Starting Bid was **£90,000**



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

Auction
success
story



Sutherland Avenue, Fenham, NE4 9NR

- Three bedrooms
- Semi-detached house
- Double Glazing windows
- Situated in Fenham

SOLD FOR £15k OVER STARTING BID!

Sold at Auction for **£150,000**

Starting Bid was **£135,000**



Let's talk auction...

North East Auction

Tuesday 31st July 2018

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



Next North East auction dates:



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

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

Willow Gardens Killingworth Newcastle NE12 6SD
Lawe Road South Shields NE33 2JN
Lansdowne Terrace North Shields NE29 0NJ
Middle Street Walker Newcastle NE6 4BY
Ladyburn Way Hadston Morpeth NE65 9RQ
Humbledon Park Barnes Sunderland SR3 4AA
Farne Terrace Newcastle NE6 4BS
Welbeck Road Walker Newcastle NE6 2PA
Harthope Ellington Morpeth NE61 5ET
Ariel Street Ashington NE63 9HA
Welbeck Road Walker Newcastle NE6 4JN
East View Wideopen Newcastle NE13 6EF
Station Road Ashington NE63 8HG
Dorothy Street North Ormesby Middlesbrough North Yorkshire TS3 6JD
Queen Elizabeth Drive Easington Lane Houghton Le Spring DH5 0NW
Elm Grove Fawdon Newcastle NE3 2RX
Old Row Bankfoot Greenhead Brampton Cumbria CA8 7JJ
Welbeck Road Choppington NE62 5NH
Hampstead Road Benwell Newcastle NE4 8AB
Chestnut Street Ashington NE63 0QP
Claude Terrace Murton Seaham SR7 9DU
Ridgewood Gardens South Gosforth Newcastle NE3 1SB
Woodhorn Crescent Newbiggin by the Sea Newbiggin-by-the-Sea NE64 6JD
The Spinney Annitsford Cramlington NE23 7NY
Coupland Grove Jarrow NE32 5YQ
Crookham Way Cramlington NE23 6HR
Castle Street Morpeth Morpeth NE61 1UH
Sallyport House City Road Newcastle NE1 2AE
East Lea Thornley Thornley DH6 3ED
Gladstone Street Blyth Blyth NE24 1HX
Eton Street Hartlepool Hartlepool TS25 5SG
Westcott Road South Shields South Shields NE34 0QZ

| Starting Bid

£90,000
£270,000
£79,950
£76,000
£85,000
£149,950
£49,950
£79,950
£85,000
£29,950
£44,950
£79,950
£42,500
£24,950
£29,950
£99,950
£79,950
£60,000
£79,950
£29,950
£35,000
£43,000
£29,950
£79,950
£104,950
£134,000
£104,950
£125,000
£47,950
£34,950
£15,000
£49,950

Address

Sun Gardens Thornaby Stockton-on-Tees TS17 6PR
Lichfield Avenue Walker Newcastle NE6 2NB
Front Street Hesleden Hartlepool TS27 4PH
Harbour View East Sleekburn Bedlington NE22 7BJ
Lincoln Street Bensham Gateshead NE8 4EE
Canterbury House, Baxter Road Town End Farm Sunderland SR5 4LN
King Henry Court Downhill Sunderland SR5 4PA
Cook Avenue Bearpark Durham DH7 7BD
Mary Street Widdrington Morpeth NE61 5NA
Westgate Houghton Le Spring DH4 6GW
Elmwood Street Burnley Lancashire BB11 4BP
Stratfield Street Pallion Sunderland SR4 6RB
Queen Street Birtley Chester Le Street DH3 1ED
The Granary Road Brancepeth Durham DH7 8DQ
Prudhoe Terrace Tynemouth NE30 4EZ
Cleveland Terrace Newbiggin by the Sea Newbiggin-by-the-Sea NE64 6RF
Ingleby Terrace Lynemouth Morpeth NE61 5XS
First Row Ashington NE63 8ND
Grove Road Middlesbrough Middlesbrough TS3 6EH
Sycamore Street Ashington NE63 0QH
High View Ushaw Moor Durham DH7 7QQ
Dockwray Close North Shields NE30 1JW
Harrington Gardens Choppington NE62 5TX
Queen Alexandra Road Sunderland SR3 1XL
Cooperative Terrace Concord Washington NE37 2AY
John Street South Moor Stanley DH9 7BG
Lindisfarne House Fieldhead Farm Longhorsley Morpeth NE65 8TG
Jobling Crescent Morpeth Morpeth NE61 2RY
High Street Gateshead NE8 1EQ
Dene Terrace Shotton Shotton DH6 2QX
Ennis Close West Sleekburn Choppington NE62 5XH
Howe Street Gateshead Gateshead NE8 3PQ

| Starting Bid

£94,950
£65,000
£36,000
£35,000
£89,950
£35,000
£29,950
£55,000
£69,950
£159,950
£70,000
£19,950
£54,950
£199,950
£170,000
£59,950
£45,000
£149,950
£199,950
£45,000
£49,950
£125,000
£37,000
£370,000
£74,950
£32,000
£209,950
£109,950
£94,950
£20,000
£124,950
£45,000

Let's talk auction...

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 that I must stand by my highest bid that is made during the auction for 1 working day following the close of the auction. If successful I will pay any monies due as agreed in the terms and conditions within 1 working day by way of cleared funds to the auctioneer. I have also 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: Date: 

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.

Signed: Date:

on behalf of Keith Pattinson Ltd

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

Name of Partner Agent:

.....

.....

Card Number:

Start Date: Expiry Date:

Issue Number*: Security Code:

TO BE SHREDDED AFTER USE

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



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 deposit) 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 that I must stand by my highest bid that is made during the auction for 1 working day following the close of the auction. If successful I will pay any monies due as agreed in the terms and conditions within 1 working day by way of cleared funds to the auctioneer. I have also 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: Date: 

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.

Signed: Date:

on behalf of Keith Pattinson Ltd

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

Name of Partner Agent:

.....

.....

Card Number:

Start Date: Expiry Date:

Issue Number*: Security Code:

TO BE SHREDDED AFTER USE

Let's talk auction...

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



facebook.com/pattinsonauctions



twitter.com/PattAuctions



Pattinson Auctions . Fairway House . 2 Hills Street . Gateshead . NE8 2AS
0191 206 9335 . auction@pattinson.co.uk . pattinsonauction.co.uk