



Pattinson
Auction

North
East
Auction...

Wednesday
28th November
2018 - 5^{pm}

Newcastle Falcons
Rugby Club
NE13 8AF



November Auction Catalogue

In this issue...

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



0191 737 1152
pattinsonauction.co.uk

North East Auction

Wednesday 28th November 2018

A word from our Auction Director Justin...



There are over 100 lots in our November North East auction taking place on Wednesday 28th November at 5pm in our usual place at Kingston Park Rugby Ground.

The properties on offer range from the mixed commercial and residential opportunity in Southwick to the 4-bedroom detached family home in Ashington.

Lot 20 has a starting bid of only £40,000 and is located on The Green which is the main retail parade in Southwick. With 2 commercial units on the ground floor and a 3 bedroom flat on the first floor, there is a lot of potential for a buyer looking for a complete project.

On the opposite end of the scale, lot 13 is a 4-bedroom detached property with a starting bid of £139,950. In need of modernisation, it would make a fantastic canvas from which a young family could build their home.

Last month's North East auction saw a 3-bedroom detached property in Kenton sell for £205,000 from a starting bid of only £135,000. That's a £70,000 increase!

If you're looking for fantastic results like this and would like your property sold quickly and securely then be sure to contact our auction team. We are still taking entries for the last auction of the year where sellers could have their home sold before Christmas!

For more information visit pattinsonauction.co.uk or call us on 0191 737 1152 to find out how auction can work for you.

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

Blackpool FC
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 737 1152** or visit **pattinsonauction.co.uk**



In recognition of our continued success
we've been shortlisted for 2 categories
at **The Negotiator Awards!**

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 **December 2018**. For more information about selling at auction please contact us on **0191 737 1154**.

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

Plantation Road, Pallion, Sunderland, SR4 6RL

Starting Bid **£22,500**



Sold For **£44,000**

- Two Storey Corner Property
- Ground Floor A5 Hot Food Takeaway
- First Floor Residential Accommodation

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 737 1154** 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

Wednesday 28th November 2018

North East Auction Index

Lot Address	Starting Bid	Lot Address	Starting Bid
6 Acklam Road, Linthorpe, Middlesbrough, TS5 5HA	£19,950	45 Derby Street, Hartlepool, TS25 5SL	£24,950
30 Amberley Close, Wallsend, NE28 0LB	£84,950	52 Devonshire Street, Tyne Dock, South Shields, NE33 5SU	£39,000
77 Archer Street, Wallsend, NE28 7DL	£84,950	85 Duncombe Terrace, Ferryhill, DL17 8BW	£29,950
42 Askerton Drive, Oakerside Park, Peterlee, SR8 1PW	£264,950	101 Eastgarth, Newbiggin Hall, NE5 4HD	£19,950
16 Aspen Place, Cleadon Vale, South Shields, NE34 8BZ	£85,000	21 Eden Terrace, Houghton Le Spring, DH4 4QY	£34,950
66 Atkinson Road, Benwell, NE4 8XS	£64,950	48 Edward Street, North Ormesby, Middlesbrough, TS3 6JJ	£38,000
90 Baker Gardens, Dunston, Gateshead, NE11 9HA	£44,950	28 Eglesfield Road, Laygate, South Shields, NE33 5PU	£59,950
51 Balfour Street, Blyth, NE24 1JD	£17,000	9 Elmore Lane, Easington Lane, Houghton Le Spring, DH5 0QD	£39,950
27 Bamburgh Close, Washington, NE38 0HP	£58,000	65 Elsham Green, Fawdon, NE3 2QP	£64,950
50 Beaumont Street, Blyth, NE24 1HL	£25,000	8 Elswick Road, NE4 8DL	£35,000
26 Bertram Street, Laygate, South Shields, NE33 5PQ	£25,000	95 Frederick Street, South Shields, NE33 5DY	£60,000
102 Bewicke Road, Wallsend, NE28 6SH	£25,000	46 Gowan Court, Jarrow, NE32 3PE	£49,950
38 Bewicke Road, Wallsend, NE28 6SQ	£9,000	81 Greenhills Terrace, Wheatley Hill, Durham, DH6 3JR	£24,950
5 Bilbrough Gardens, Newcastle upon Tyne, NE4 8YA	£65,000	59 Greystoke Park Court, Brunton Park, NE3 2DZ	£199,950
61 Brandywell, Leam Lane, Gateshead, NE10 8PX	£75,000	49 Hair Studio at The Bridge, New Herrington, DH4 4LL	£18,000
19 Browning Street, Easington, SR8 3RY	£44,950	63 Harcourt Street, Hartlepool, TS26 8LN	£34,950
67 Bryans Leap, Burnopfield, NE16 6BU	£109,950	37 Harrow Street & Cornwall Street, Hartlepool, TS25 5SE	£47,000
99 Burnett Crescent, Kelloe, Durham, DH6 4PH	£30,000	25 Haydon Close, Red House Farm, NE3 2BY	£79,950
47 Carrfield Road, Kenton, NE3 3BA	£69,950	93 High Street, Easington Lane, Houghton Le Spring, DH5 0JS	£29,950
79 Chapel Street, Willington, Crook, DL15 0EQ	£22,000	64 Ilchester Street, Dawdon, Seaham, SR7 7LW	£19,950
91 Church Street, Marley Hill, NE16 5DW	£27,000	53 Inchcape Terrace, Horden, Peterlee, SR8 3ST	£25,000
3 Claremont Terrace, Blyth, NE24 2LE	£45,000	29 Kenilworth Court, Washington, NE37 3EG	£17,000
18 Clarence Street, Seaton Sluice, Whitley Bay, NE26 4DN	£99,950	36 Kirkstone Place, Newton Aycliffe, DL5 7DP	£32,000
32 Clover Hill, Sunnyside, NE16 5PU	£84,950	4 Lancaster Road, Hartlepool, TS24 8LN	£19,950
58 College Road, Ashington, NE63 9RB	£34,950	39 Land adjacent to Arndale House, Durham Road, Birtley, DH3 2PG	£110,000
73 Collingwood Court, Sulgrave, Washington, NE37 3EB	£15,000	56 Land at the rear of Manchester House, Commercial Street, DH7 8PL	£12,500
78 Collingwood Court, Sulgrave, Washington, NE37 3EB	£12,000	31 Laurel Street, Wallsend, NE28 6PQ	£64,950
13 Cornforth Close, Ashington, NE63 8LE	£139,950	24 Logan Street, Langley Park, Durham, DH7 9YN	£32,000
82 Cornwall Street, Hartlepool, TS25 5RF	£23,000	33 Manor Chare, Newcastle upon Tyne, NE1 2EQ	£159,950
86 County Mills, Priestpopple, Hexham, NE46 1PN	£310,000	10 Marsden Road, Harton, South Shields, NE34 6RH	£90,000



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**

North East Auction Index

Lot Address	Starting Bid	Lot Address	Starting Bid
43 Marshall Wallis Road, Laygate, South Shields, NE33 5PD	£34,950	41 Springfield Road, Acklam, Middlesbrough, TS5 4LG	£49,000
72 Mathesons Gardens, Morpeth, NE61 1ET	£129,950	84 Stamfordham Road, Westerhope, NE5 5HH	£205,000
57 Medwyn Close, Houghton Le Spring, DH4 6ES	£75,000	92 Stargate Close, Langley Park, Durham, DH7 9FW	£135,000
83 Melbourne Street, Stockton, Stockton-on-Tees, TS18 1PB	£25,000	1 Stoney Lane, Southwick, Sunderland, SR5 2AU	£14,950
69 Mill Dam, South Shields, NE33 1EQ	£200,000	2 Stranton Street, Thornaby, Stockton-on-Tees, TS17 6LN	£25,000
70 Milton Road, Whickham, NE16 4BG	£90,000	88 Strathmore Crescent, Benwell, NE4 8UB	£34,950
80 Morris Street, Birtley, Chester Le Street, DH3 1DX	£18,000	12 Sylvia Terrace, Stanley, DH9 0EG	£54,950
96 Norcliffe Street, North Ormesby, Middlesbrough, TS3 6PN	£38,000	15 Tetford Place, Benton, NE12 8DS	£89,950
71 North Road East, Wingate, TS28 5AU	£24,950	74 The Black Bull, Bowsden, Berwick-upon-Tweed, TD15 2TN	£115,000
87 Oxford Street, Pallion, Sunderland, SR4 6RP	£59,950	60 The Gables, Widdrington, Morpeth, NE61 5QY	£84,000
22 Palace Road, Bedlington, NE22 7DR	£110,000	75 The Green, Rowlands Gill, NE39 2LL	£109,950
14 Park Road, Seaton Delaval, Whitley Bay, NE25 0AD	£115,000	20 The Green, Southwick, Sunderland, SR5 2HT	£40,000
54 Park Road, Stanley, DH9 7AW	£24,950	44 The Sycamores, Edendale Avenue, Blyth, NE24 5HS	£59,950
68 Pine Street, Stanley, DH9 7BB	£22,000	97 Thornley Road, Wheatley Hill, Durham, DH6 3NR	£24,950
100 Porter Terrace, Murton, Seaham, SR7 9PS	£44,950	17 Trevelyan Drive, Westerhope, NE5 4DB	£89,950
76 Prospect Terrace, Prudhoe, NE42 6JD	£79,950	89 Vyner Street, Close House, Bishop Auckland, DL14 8RZ	£18,000
40 Richardson Street, Ashington, NE63 0PU	£34,950	34 West Road, Fenham, NE5 2ET	£89,950
55 Saville Street West, North Shields, NE29 6QR	£99,950	98 Westcott Avenue, South Shields, NE33 3AY	£55,000
35 Shawdon Close, Newcastle NE5 4LF	£64,950	94 Westoe Road, South Shields, NE33 3PF	£90,000
23 Shields Place, Houghton Le Spring, DH5 8AX	£38,000	62 Whitehall Terrace, Millfield, Sunderland, SR4 7SR	£85,000
7 Shinwell Crescent, Thornley, Durham, DH6 3DJ	£39,950	11 Woodhorn Drive, Choppington, NE62 5EP	£24,000



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 737 1152.

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 737 1152** 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...

Auction
success
story



0%
SALES FEE

Sheepwash Bank, Guidepost, NE62 5LY

- End Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating

SOLD FOR OVER 2x THE STARTING BID!

Sold at Auction for **£40,000**

Starting Bid was **£18,000**



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**

Auction
success
story



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

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear

Starting Bid was **£59,950**



SOLD FOR NEARLY 3x THE STARTING BID!

Sold at Auction for **£175,000**

Let's talk auction...

Featured Properties

Let's talk auction...

Cornforth Close, Ashington, Northumberland, NE63 8LE

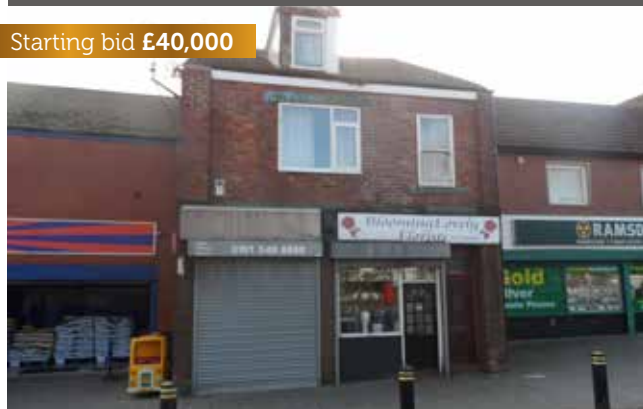
Starting bid **£139,950**



- Two Reception Rooms
- Excellent Investment
- Four Bedrooms
- En-Suite & Ground Floor Cloakroom

The Green, Southwick, Sunderland, SR5 2HT

Starting bid **£40,000**



- Two Storey, Three Floor Property
- 2x Commercial Units (A1 & A5 Use)
- Three/Four Bedroom Flat Above
- A1 Unit Let for £4,420 PA

Milton Road, Whickham, Newcastle, NE16 4BG

Starting bid **£90,000**



- Three Bedrooms
- Semi Detached Property
- Gardens to Front & Rear
- Driveway

Amberley Close, Wallsend, NE28 0LB

Starting bid **£109,950**



- Semi Detached Bungalow
- Re-Fitted Kitchen & Bathroom
- Low Maintenance Gardens to Front & Rear
- Driveway & Additional Parking Space



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**

North East Auction

28th November 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

Wednesday 28th November 2018



Stoney Lane, Southwick, SR5 2AU

Lot
1

- Semi Detached Property
- Three Bedrooms
- In Need of Refurbishment Throughout
- Fantastic Investment Opportunity
- Close to Local Amenities
- Potential Rental Income £5,700 PA

EPC - G

Unconditional Reservation Fee

Starting Bid £14,950

0191 5143929

Sunderland



Stranton Street, Thornaby, TS17 6LN

Lot
2

- Mid Terraced Property
- Three Bedrooms
- Double Glazing
- Ideal Investment Opportunity
- Yard to Rear
- Current Rental Income £4,164 PA

EPC - G

Unconditional Reservation Fee

Starting Bid £25,000

01642 210132

Teesside Office



Claremont Terrace, Blyth, NE24 2LE

Lot
3

- Terraced Property
- Three Bedrooms
- Three Reception Rooms
- Garage
- Off Street Parking
- Formerly Pair of Flats

EPC - C

Unconditional

Starting Bid £45,000

01670 369000

Blyth



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**



Lancaster Road, Hartlepool, TS24 8LN

- Mid Terraced Property
- Three Bedrooms
- Ideal Investment Opportunity
- Garden to Front & Yard to Rear
- 13 Lancaster Road SOLD for £42,500
- Potential Rental Income £4,800 PA

**Lot
4**

EPC - E

Unconditional Reservation Fee

Starting Bid £19,950

0191 5183521

Peterlee



Bilbrough Gardens, Newcastle Upon Tyne, NE4 8YA

- Pair Of Flats
- Three Bedroom Upper
- Three Bedroom Lower
- Ideal Investment Opportunity
- Pattinson Have Not Gained Access
- Current Rental Income Approx £9,000 PA

**Lot
5**

EPC - D

Unconditional

Starting Bid £65,000

0191 2725880

West Road



Acklam Road, Linthorpe, TS5 5HA

- Upper Flat
- One Bedroom
- Double Glazing
- Gas Central Heating
- Ideal Investment Opportunity
- Potential Rental Income £4,200 PA

**Lot
6**

EPC - D

Unconditional

Starting Bid £19,950

01642 210132

Teesside Office

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Shinwell Crescent, Thornley, DH6 3DJ

- Semi Detached Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Ideal First Time Buy or Investment Opportunity

Lot
7

EPC - E

Unconditional Reservation Fee

Starting Bid £39,950

0191 3832133

Durham City



Elswick Road, Newcastle upon Tyne, NE4 8DL

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Garden to Rear
- Close to Local Amenities
- Ideal Buy to Let Opportunity

Lot
8

EPC -

Unconditional Reservation Fee

Starting Bid £35,000

0191 2725880

West Road



Elmore Lane, Easington Lane, DH5 0QD

- Mid Terraced Bungalow
- One Bedroom
- Two Attic Rooms
- Gas Central Heating
- Double Glazing
- Potential Rental Income £3,600 PA

Lot
9

EPC -

Unconditional

Starting Bid £39,950

0191 5120933

Houghton



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**



Marsden Road, Harton, NE34 6RH

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Potential Rental Income £6,900 PA

**Lot
10**

EPC - E

Unconditional

Starting Bid £90,000

0191 4540488

South Shields



Woodhorn Drive, Choppington, NE62 5EP

- Upper Flat
- One Bedroom
- Well Presented
- Double Glazing
- Close to Main Transport Links
- Potential Rental Income £3,900 PA

**Lot
11**

EPC - F

Unconditional

Starting Bid £24,000

01670 568097

Bedlington



Sylvia Terrace, Stanley, DH9 0EG

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

**Lot
12**

EPC -

Unconditional

Starting Bid £54,950

0191 425 1503

Regional Auction

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Comforth Close, Ashington, NE63 8LE

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Excellent Investment
- En-Suite & Ground Floor Cloakroom

Lot
13

EPC - D

Unconditional

Starting Bid £139,950

01670 568096

Ashington



Park Road, Seaton Delaval, NE25 0AD

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Off Street Parking
- Garden to Rear

Lot
14

EPC - D

Unconditional Reservation Fee

Starting Bid £115,000

0191 2531301

Whitley Bay



Tetford Place, Benton, NE12 8DS

- Semi Detached Property
- Three Bedrooms
- Cul De Sac Location
- In Need of Refurbishment
- Close to Local Amenities
- Gardens to Front, Side & Rear

Lot
15

EPC -

Unconditional Reservation Fee

Starting Bid £89,950

0191 2150677

Forest Hall



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**



Aspen Place, Cleadon Vale, NE34 8BZ

- Upper Floor Apartment
- Two Double Bedrooms
- En-Suite
- Double Glazing & Gas Central Heating
- Allocated Car Parking Space
- Balcony

Lot
16

EPC - C

Unconditional

Starting Bid £85,000

0191 4540488

South Shields



Trevelyan Drive, Westerhope, NE5 4DB

- Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Recently Refurbished
- Gardens to Front & Rear
- Excellent First Time Buy

Lot
17

EPC - C

Conditional

Starting Bid £89,950

0191 2303365

Gosforth



Clarence Street, Seaton Sluice, NE26 4DN

- Terraced Property
- Three Double Bedrooms
- Walking Distance to the Harbour
- Deceptively Spacious
- Garage
- Yard to Rear

Lot
18

EPC - D

Conditional

Starting Bid £99,950

0191 2531301

Whitley Bay

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Browning Street, Easington, SR8 3RY

Lot
19

- Terraced Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Off Street Parking
- Recently Rewired
- Potential Rental Income £4,800 PA

EPC - D

Unconditional Reservation Fee

Starting Bid £44,950

0191 5183521

Peterlee



The Green, Southwick, SR5 2HT

Lot
20

- Two Storey, Three Floor Property
- 2x Commercial Units (A1 & A5 Use)
- Three/Four Bedroom Flat Above
- Popular Retail Area
- Freehold Title
- A1 Unit Let for £4,420 PA

EPC -

Unconditional

Starting Bid £40,000

0191 737 1154

Commercial



Eden Terrace, Houghton Le Spring, DH4 4QY

Lot
21

- Pair of Flats
- Three Bedrooms
- In Need of Refurbishment
- Ideal Investment Opportunity
- Close to Local Amenities
- Yard to Rear

EPC - D

Unconditional Reservation Fee

Starting Bid £34,950

0191 5120933

Houghton



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Palace Road, Bedlington, NE22 7DR

- Two Storey Mixed Property
- Ground Floor A1 Off Licence
- Ground Floor NIA 95.3sqm (1,026sqft)
- First Floor Three Bedroom Accommodation
- Tenanted Investment
- Income of £18,200 PA

Lot
22

EPC -

Unconditional Reservation Fee

Starting Bid £110,000

0191 737 1154

Commercial



Shields Place, Houghton Le Spring, DH5 8AX

- Ground Floor Flat
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Off Street Parking for Two Cars
- Perfect First Time Buy
- Potential Rental Income £4,680 PA

Lot
23

EPC - C

Unconditional

Starting Bid £38,000

0191 5120933

Houghton



Logan Street, Langley Park, DH7 9YN

- Terraced Property
- Two Double Bedrooms
- Two Reception Rooms
- Large Front Garden & Enclosed Rear Yard
- In Need of Refurbishment
- Close to Local Amenities

Lot
24

EPC - E

Unconditional Reservation Fee

Starting Bid £32,000

0191 3832133

Durham City

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Haydon Close, Red House Farm, NE3 2BY

- Ground Floor Apartment
- Three Bedrooms
- Separate Garage
- Secure Communal Entrance
- Within Walking Distance of Fawdon Metro
- Potential Rental Income of £6,900 PA

Lot
25

EPC - E

Unconditional

Starting Bid £79,950

0191 2303365

Gosforth



Bertram Street, Laygate, NE33 5PQ

- Lower Flat
- Three Bedrooms
- Gas Central Heating
- Ideal Buy to Let Opportunity
- Close to Chichester Metro Station
- Potential Rental Income £4,200 PA

Lot
26

EPC - G

Unconditional Reservation Fee

Starting Bid £25,000

0191 4540488

South Shields



Bamburgh Close, Washington, NE38 0HP

- Upper Flat
- Two Bedrooms
- Modern Kitchen & Bathroom
- Gas Central Heating
- Good Decorative Order
- Potential Rental Income £5,100 PA

Lot
27

EPC - C

Unconditional

Starting Bid £58,000

0191 4154467

Washington



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Eglesfield Road, Laygate, NE33 5PU

- Pair of Flats
- Four Bedroom Maisonette
- One Bedroom Lower Flat
- Gas Central Heating
- Double Glazing
- Rear Yard

Lot
28

EPC - C

Unconditional

Starting Bid £59,950

0191 4540488

South Shields



Kenilworth Court, Washington, NE37 3EG

- Upper Apartment
- One Bedroom
- Immaculate Inside
- Maintenance Paid Until March 2019
- Potential Rental Income £4,200 PA

Lot
29

EPC - C

Unconditional

Starting Bid £17,000

0191 4154467

Washington



Amberley Close, Wallsend, NE28 0LB

- Two Bedroom Semi Detached Bungalow
- Re-Fitted Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Low Maintenance Gardens to Front & Rear
- Driveway & Additional Parking Space
- 28 Amberley Close SOLD for £135,000

Lot
30

EPC - D

Unconditional Reservation Fee

Starting Bid £84,950

0191 2345681

Wallsend

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Laurel Street, Wallsend, NE28 6PQ

- First Floor Flat
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Sauna Room
- Private Yard
- Potential Rental Income £4,800 PA

Lot
31

EPC - D

Unconditional

Starting Bid £64,950

0191 2345681

Wallsend



Clover Hill, Sunnyside, NE16 5PU

- End Terraced Property
- Three Bedrooms
- Front & Rear Gardens
- Gas Central Heating & Double Glazing
- Catchment Area for Ofsted Outstanding Primary School
- 45 Clover Hill SOLD for £104,000

Lot
32

EPC - D

Unconditional

Starting Bid £84,950

0191 4775116

Whickham



Manor Chare, Newcastle Upon Tyne, NE1 2EQ

- Two Level Apartment
- Two Bedrooms
- Two En-Suite Shower Rooms
- Balconies Overlooking Quayside
- Lift Access
- Allocated Underground Secure Parking for Two Cars

Lot
33

EPC - D

Unconditional

Starting Bid £159,950

0191 2303365

Gosforth



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West Road, Fenham, NE5 2ET

**Lot
34**

- Semi Detached Property
- Three Bedrooms
- Close to Amenities and Schools
- Gas Central Heating
- Double Glazing
- 500 West Road SOLD For £125,000

EPC - D

Unconditional

Starting Bid £89,950

0191 2725880

West Road



Shawdon Close, Newcastle upon Tyne, NE5 4LF

**Lot
35**

- Terraced Property
- Two Double Bedrooms
- Double Glazing
- Situated in Newbiggin Hall
- South Facing Yard and Allocated Parking
- 49 Shawdon Close SOLD For £94,000

EPC - D

Unconditional

Starting Bid £64,950

0191 2725880

West Road



Kirkstone Place, Newton Aycliffe, DL5 7DP

**Lot
36**

- Terraced Property
- Four Bedrooms
- Excellent Investment Opportunity
- Potential to be a Family Home
- Close to Local Bus Routes
- Potential Rental Income £6,300 PA

EPC - E

Unconditional Reservation Fee

Starting Bid £32,000

0191 3832133

Durham City

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Cornwall Street, Hartlepool, TS25 5SE

- Pair of Flats
- Two Bedroom Upper & Two Bedroom Lower
- Ideal Investment Opportunity
- Double Glazing
- Gas Central Heating
- Lower Flat Currently Let at £4,940 PA

Lot
37

EPC - E

Unconditional

Starting Bid £47,000

01642 210132

Teesside Office



Bewicke Road, Wallsend, NE28 6SQ

- Ground Floor Flat
- Two Bedrooms
- Large Yard To The Rear
- In Need of Refurbishment
- Ideal Buy to Let / Quick Flip Property
- Potential Rental Income £4,200 PA

Lot
38

EPC - D

Unconditional Reservation Fee

Starting Bid £9,000

0191 4540488

South Shields



Durham Road, Birtley, DH3 2PG

- Land Site
- Planning Permission Granted
- 533sqm (5,737sqft)
- Ideal Location
- Freehold Title
- For the Construction of a Three Storey Commercial & Residential Building

Lot
39

EPC -

Unconditional

Starting Bid £110,000

0191 737 1154

Commercial



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Richardson Street, Ashington, NE63 0PU

- Terraced Property
- Two Bedrooms
- Requires Updating
- Double Glazing
- 5 Richardson Street SOLD For £93,000
- Potential Rental Income £5,100 PA

**Lot
40**

EPC -

Unconditional

Starting Bid £34,950

01670 568096

Ashington



Springfield Road, Acklam, TS5 4LG

- Terraced Property
- Three Bedrooms
- Garden to Rear
- Driveway
- Perfect Investment Property
- Current Rental Income £6,953 PA

**Lot
41**

EPC - D

Unconditional

Starting Bid £49,000

01642 210132

Teesside Office



Askerton Drive, Oakerside Park, SR8 1PW

- Detached Bungalow
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Sought After Area of Oakerside Park
- Driveway & Double Garage
- Breathtaking Gardens

**Lot
42**

EPC - E

Unconditional

Starting Bid £264,950

0191 5183521

Peterlee

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Marshall Wallis Road, Laygate, NE33 5PD

- Upper Flat
- One Bedroom
- Double Glazing
- Gas Central Heating
- Close to Local Amenities
- Potential Rental Income £4,200 PA

Lot
43

EPC -

Unconditional

Starting Bid £34,950

0191 4540488

South Shields



Edendale Avenue, Blyth, NE24 5HS

- Second Floor Apartment
- Two Bedrooms
- Secure Entry System
- Allocated Parking
- Close to Local Bus Routes
- Potential Rental Income £5,400 PA

Lot
44

EPC - B

Conditional

Starting Bid £59,950

01670 369000

Blyth



Derby Street, Hartlepool, TS25 5SL

- Terraced Property
- Two Bedroom
- Ideal Investment
- Current Rental Income £4,940 PA
- Gas Central Heating
- 16 Derby Street SOLD for £35,000 Jan 2018

Lot
45

EPC - D

Unconditional

Starting Bid £24,950

0191 5183521

Peterlee



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Gowan Court, Jarrow, NE32 3PE

**Lot
46**

- Stunning Apartment
- Two Bedrooms
- Excellent Location
- Allocated Parking
- Gas Central Heating & Double Glazing
- Potential Rental Income £6,000 PA

EPC - C

Unconditional

Starting Bid £49,950

0191 4897431

Jarrow



Carrfield Road, Kenton, NE3 3BA

**Lot
47**

- Semi Detached Property
- Two Bedroom
- Double Glazed
- Gas Central Heating
- Front & Rear Gardens
- Potential Rental Income £7,200 PA

EPC - E

Unconditional Reservation Fee

Starting Bid £69,950

0191 2303365

Gosforth



Edward Street, North Ormesby, TS3 6JJ

**Lot
48**

- Mid Terraced Property
- Three Bedrooms
- Double Glazed
- Gas Central Heating
- Close Proximity to Middlesbrough Town Centre
- Potential Rental Income £4,620 PA

EPC - D

Unconditional

Starting Bid £38,000

01642 210132

Teesside Office

Let's talk auction...

North East Auction

Wednesday 28th November 2018



The Bridge, New Herrington, DH4 4LL

- Single Storey A1 Retail Unit
- Let to a Hairdressers
- Annual Income of £4,200
- Established Residential Area
- Very Prominent Corner Position
- Freehold Title

Lot
49

EPC -

Unconditional Reservation Fee

Starting Bid £18,000

0191 737 1154 Commercial



Beaumont Street, Blyth, NE24 1HL

- Terraced Property
- Two Bedrooms
- Two Large Reception Rooms
- In Need Of Refurbishment Throughout
- Potential to Convert to a Three Bedroom Property
- Potential Rental Income of £5,400 PA

Lot
50

EPC - E

Unconditional Reservation Fee

Starting Bid £25,000

01670 369000 Blyth



Balfour Street, Blyth, NE24 1JD

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Spacious Family Home
- Double Glazing
- Potential Rental Income £4,500 PA

Lot
51

EPC - E

Unconditional Reservation Fee

Starting Bid £17,000

01670 369000 Blyth



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Devonshire Street, Tyne Dock, NE33 5SU

**Lot
52**

- Pair Of Flats
- One Bedroom Lower Flat
- One Bedroom Upper Flat
- Gas Central Heating
- An Ideal Buy to Let Investment Opportunity
- Potential Rental Income £6,600 PA

EPC - E

Unconditional Reservation Fee

Starting Bid £39,000

0191 4540488

South Shields



Inchcape Terrace, Horden, SR8 3ST

**Lot
53**

- Mid Terraced Property
- Two Bedrooms
- Double Glazed & Gas Central Heating
- Ideal Family Home or Investment
- Large Enclosed Garden
- Potential Rental Income £4,800 PA

EPC - C

Unconditional Reservation Fee

Starting Bid £25,000

0191 5183521

Peterlee



Park Road, Stanley, DH9 7AW

**Lot
54**

- End Terraced Property
- Four Bedrooms
- Gas Central Heating
- Close to Local Amenities
- Investment Potential
- Potential Rental Income £5,100 PA

EPC - D

Unconditional Reservation Fee

Starting Bid £24,950

01207 508262

Consett

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Saville Street West, North Shields, NE29 6QR

Lot
55

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

EPC -

Unconditional Reservation Fee

Starting Bid £99,950

0191 737 1154 Commercial



Commercial Street, Brandon, DH7 8PL

Lot
56

- Development Opportunity
- 334sqm Land Site
- Lapsed Planning Permission
- For the Construction of Two Houses
- Freehold Title
- Established Residential Area

EPC -

Unconditional

Starting Bid £12,500

0191 737 1154 Commercial



Medwyn Close, Houghton Le Spring, DH4 6ES

Lot
57

- Mid Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Recently Added Downstairs Shower Room
- Off Street Parking

EPC - C

Unconditional

Starting Bid £75,000

0191 5120933 Houghton



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College Road, Ashington, NE63 9RB

- First Floor Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Ideal First Time Buy
- Potential Rental Income £4,200 PA

Lot
58

EPC - C

Unconditional

Starting Bid £34,950

01670 369000

Blyth



Greystoke Park Court, Brunton Park, NE3 2DZ

- Ground Floor Apartment
- Two Bedrooms
- Exclusive Building
- Beautifully Presented Communal Gardens
- Gas Central Heating
- No.15 Greystoke Park SOLD for £310,000

Lot
59

EPC -

Unconditional

Starting Bid £199,950

0191 2303365

Gosforth



The Gables, Widdrington, NE61 5QY

- Mid Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Garden to The Front & Yard to Rear
- Garage
- Potential Rental Income £6,000 PA

Lot
60

EPC - C

Unconditional

Starting Bid £84,000

01670 568099

Morpeth

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Brandywell, Leam Lane, NE10 8PX

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Option to Create Fourth Bedroom
- Gardens to Front & Rear
- Potential Rental Income £7,400 PA

Lot
61

EPC -

Unconditional Reservation Fee

Starting Bid £75,000

0191 4878898

Low Fell



Whitehall Terrace, Millfield, SR4 7SR

- Three Flats
- Freehold Title
- Excellent Transport Links
- Potential Rental Income £14,400 PA

Lot
62

EPC -

Unconditional

Starting Bid £85,000

0191 737 1154

Commercial



Harcourt Street, Hartlepool, TS26 8LN

- Terraced Property
- Two Bedrooms
- Ideal Investment Opportunity
- Close to Local Amenities
- Gas Central Heating
- Current Rental Income £4,940 PA

Lot
63

EPC - C

Unconditional

Starting Bid £34,950

0191 5183521

Peterlee



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**



Ilchester Street, Dawdon, SR7 7LW

- Terraced Property
- Two Bedrooms
- Ideal Investment Opportunity
- Gas Central Heating
- Currently Let
- Potential Rental Income £4,800 PA

Lot
64

EPC -

Unconditional

Starting Bid £19,950

0191 5120933

Houghton



Elsham Green, Fawdon, NE3 2QP

- Terraced Property
- Three Bedrooms
- Close to Local Amenities
- In Need of Refurbishment
- Gardens to Front & Rear
- Potential Rental Income £5,700 PA

Lot
65

EPC - D

Unconditional Reservation Fee

Starting Bid £64,950

0191 2303365

Gosforth



Atkinson Road, Benwell, NE4 8XS

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Garage
- Gardens to Front, Rear & Side
- Great First Time Buy or Investment Opportunity

Lot
66

EPC - D

Unconditional

Starting Bid £64,950

0191 2725880

West Road

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Bryans Leap, Burnopfield, NE16 6BU

- Semi Detached Property
- Three/Four Bedrooms
- Gas Central Heating & Double Glazing
- Close to Local Amenities & Transport Links
- Ideal Family Home or Investment

Lot
67

EPC - D

Unconditional Reservation Fee

Starting Bid £109,950

0191 4775116

Whickham



Pine Street, Stanley, DH9 7BB

- Terraced Property
- Two Bedrooms
- Enclosed Rear Yard
- Ideal First Time Buy & Investment Opportunity
- Gas Central Heating
- 36 Pine Street SOLD for £35,000

Lot
68

EPC - D

Unconditional Reservation Fee

Starting Bid £22,000

01207 508262

Consett



Mill Dam, South Shields, NE33 1EQ

- Two Storey Mixed Property
- Ground Floor A1 Retail (Vacant)
- 10 Bed HMO Above
- 7/10 Bedsits Let for £25,480 PA
- NIA 302.87sqm (3,259sqft)
- Freehold Title

Lot
69

EPC -

Unconditional

Starting Bid £200,000

0191 737 1154

Commercial



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Milton Road, Whickham, NE16 4BG

- Semi Detached Property
- Three Bedrooms
- Driveway
- Gardens to Front & Rear
- Double Glazing & Gas Central Heating
- Ideal First Time Buy or Investment Opportunity

**Lot
70**

EPC - D

Unconditional

Starting Bid £90,000

0191 4775116

Whickham



North Road East, Wingate, TS28 5AU

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Ideal Investment or First Time Buy
- Garage
- 65 North Road East SOLD for £65,000

**Lot
71**

EPC -

Unconditional Reservation Fee

Starting Bid £24,950

0191 5183521

Peterlee



Mathesons Gardens, Morpeth, NE61 1ET

- First Floor Apartment
- Two Bedrooms
- Retirement Property
- Morpeth Town Centre
- Communal Garden Areas

**Lot
72**

EPC - C

Unconditional

Starting Bid £129,950

01670 568099

Morpeth

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Collingwood Court, Sulgrave, NE37 3EB

- Maisonette
- Two Bedrooms
- Communal Gardens
- Good Transport Links
- Buy to Let Opportunity
- Potential Rental Income of £4,200 PA

Lot
73

EPC - C

Unconditional

Starting Bid £15,000

0191 4154467

Washington



Bowsden, Berwick-upon-Tweed, TD15 2TN

- Two Storey Detached Period Property
- Ground Floor Pub/Restaurant
- First Floor Two Bedroom Flat
- Music, Alcohol & Gambling Licence
- Freehold Title
- To Be Sold With Vacant Possession

Lot
74

EPC - E

Unconditional Reservation Fee

Starting Bid £115,000

0191 737 1154

Commercial



The Green, Rowlands Gill, NE39 2LL

- Detached Bungalow
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Close Proximity to the Derwent Walk

Lot
75

EPC - C

Unconditional

Starting Bid £109,950

0191 4775116

Whickham



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**



Prospect Terrace, Prudhoe, NE42 6JD

- End Terraced Property
- Two Bedrooms
- Gardens to Front & Rear
- Ideal First Time Buy or Investment Opportunity
- Allocated Parking
- 23 Prospect Terrace SOLD for £125,000

EPC - E

Unconditional

Lot
76

Starting Bid £79,950

0191 4775116

Whickham



Archer Street, Wallsend, NE28 7DL

- Dorma Style Bungalow
- One Bedroom
- Originally Two Bedrooms
- Double Glazing & Gas Central Heating
- Gardens & Driveway
- Conservatory

EPC - E

Unconditional Reservation Fee

Lot
77

Starting Bid £84,950

0191 2345681

Wallsend



Collingwood Court, Sulgrave, NE37 3EB

- One Bedroom
- Lower Flat
- Gas Central Heating
- Communal Entrance
- Communal Gardens
- Potential Rental Income £4,200 PA

EPC - C

Unconditional

Lot
78

Starting Bid £12,000

01642 210132

Teesside Office

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Chapel Street, Willington, DL15 0EQ

- Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Yard to Rear
- Potential Rental Income £4,200 PA

Lot
79

EPC - G

Unconditional Reservation Fee

Starting Bid £22,000

0191 3832133

Durham City



Morris Street, Birtley, DH3 1DX

- Ground Floor Flat
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Enclosed Garden & Yard
- Ideal Investment Opportunity
- Potential Rental Income £4,800 PA

Lot
80

EPC - D

Unconditional Reservation Fee

Starting Bid £18,000

0191 4154467

Washington



Greenhills Terrace, Wheatley Hill, DH6 3JR

- Mid Terraced Property
- Two Bedrooms
- Ideal Investment
- Double Glazing & Gas Central Heating
- Close to Local Amenities
- Potential Rental Income £4,500 PA

Lot
81

EPC - D

Unconditional Reservation Fee

Starting Bid £24,950

0191 5183521

Peterlee



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Cornwall Street, Hartlepool, TS25 5RF

- Terraced Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Ideal Investment Opportunity
- Yard to Rear
- No. 13 Cornwall Street SOLD for £38,500

**Lot
82**

EPC - D

Unconditional

Starting Bid £23,000

01642 210132

Teesside Office



Melbourne Street, Stockton, TS18 1PB

- Mid Terraced Property
- Two Bedrooms
- Double Glazing
- Off Street Parking
- Yard to Rear
- Potential Rental Income £4,740 PA

**Lot
83**

EPC - G

Unconditional Reservation Fee

Starting Bid £25,000

01642 210132

Teesside Office



Stamfordham Road, Westerhope, NE5 5HH

- Two Storey Detached Leisure Premises
- GIA of 276.45sqm (2,937sqft)
- Refurbished to Superb Quality
- Seating for 250 Persons
- Busy Location with Great Transport Links
- Freehold Title

**Lot
84**

EPC -

Unconditional

Starting Bid £205,000

0191 737 1154

Commercial

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Duncombe Terrace, Ferryhill, DL17 8BW

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Garden to Front & Yard to Rear
- Potential Rental Income £4,800 PA

Lot
85

EPC - E

Unconditional Reservation Fee

Starting Bid £29,950

0191 3832133

Durham City



Priestpottle, Hexham, NE46 1PN

- Ground Floor A3 Restaurant
- Up to 95 Covers
- Excellent Town Centre Location
- Within Grade II Listed Building
- Long Leasehold (125years from 1982)
- Great Condition Throughout

Lot
86

EPC -

Unconditional

Starting Bid £310,000

0191 737 1154

Commercial



Oxford Street, Pallion, SR4 6RP

- Mid Terraced Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Paved Yard
- Potential Rental Income £4,740 PA

Lot
87

EPC -

Unconditional

Starting Bid £59,950

0191 5143929

Sunderland



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Strathmore Crescent, Benwell, NE4 8UB

- Lower Flat
- Two Bedrooms
- Close to Local Amenities
- Rear Yard
- Great Investment Opportunity
- Potential Rental Income £5,400 PA

Lot
88

EPC - F

Unconditional Reservation Fee

Starting Bid £34,950

0191 2725880

West Road



Vyner Street, Close House, DL14 8RZ

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

Lot
89

EPC - E

Unconditional Reservation Fee

Starting Bid £18,000

0191 3832133

Durham City



Baker Gardens, Dunston, NE11 9HA

- Ground Floor Flat
- Two Double Bedrooms
- Gas Central Heating
- Small Garden to Front & Rear Courtyard
- Excellent Investment Opportunity or Ideal First Time Buy
- Potential Rental Income £5,400 PA

Lot
90

EPC - C

Unconditional

Starting Bid £44,950

0191 4775116

Whickham

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Church Street, Marley Hill, NE16 5DW

- Single Storey Detached Property
- A1 Retail Use Class
- NIA 28.1 Sqm (302sqft)
- Enclosed Front Yard
- Freehold Title
- Plenty of Parking Available

Lot
91

EPC -

Unconditional Reservation Fee

Starting Bid £27,000

0191 737 1154 Commercial



Stargate Close, Langley Park, DH7 9FW

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Double Glazing & Gas Central Heating
- Gardens and Driveway

Lot
92

EPC - C

Unconditional Reservation Fee

Starting Bid £135,000

0191 3832133 Durham City



High Street, Easington Lane, DH5 0JS

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Enclosed Rear Yard
- Ideal Investment Opportunity
- Popular Location

Lot
93

EPC - E

Unconditional

Starting Bid £29,950

0191 5120933 Houghton



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Westoe Road, South Shields, NE33 3PF

- Two Floor A1 Retail Unit
- Tenanted Investment
- Let for £9,000 PA
- NIA 85.57sqm (921sqft)
- Very Popular Location
- Freehold Title

Lot
94

EPC - E

Unconditional Reservation Fee

Starting Bid £90,000

0191 737 1154 Commercial



Frederick Street, South Shields, NE33 5DY

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

Lot
95

EPC -

Unconditional Reservation Fee

Starting Bid £60,000

0191 737 1154 Commercial



Norcliffe Street, North Ormesby, TS3 6PN

- End Terrace Property
- Three Bedrooms
- Gas Central Heating
- Double Glazed
- Yard to the Rear
- Current Rental Income of £4,320 PA

Lot
96

EPC - E

Unconditional

Starting Bid £38,000

01642 210132 Teesside Office

Let's talk auction...

North East Auction

Wednesday 28th November 2018



Thomley Road, Wheatley Hill, DH6 3NR

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Ideal Investment
- Potential Rental Income of £5,400 PA

Lot
97

EPC - C

Unconditional Reservation Fee

Starting Bid £24,950

0191 5183521

Peterlee



Westcott Avenue, South Shields, NE33 3AY

- Two Storey, Three Floor Property
- Ground Floor A1 Retail
- Let to a Convenience Store
- Annual Income of £5,200
- Residential Apartment to Upper Floors
- Freehold Title

Lot
98

EPC -

Unconditional Reservation Fee

Starting Bid £55,000

0191 737 1154

Commercial



Burnett Crescent, Kelloe, DH6 4PH

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- In Need Of Modernisation
- Large Front Enclosed Garden
- No. 10 Burnett Crescent SOLD for £55,500

Lot
99

EPC - G

Unconditional Reservation Fee

Starting Bid £30,000

0191 3832133

Durham City



To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit **pattinsonauction.co.uk**



Porter Terrace, Murton, SR7 9PS

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Ideal Investment
- Current Rental Income £4,940 PA

Lot
100

EPC -

Unconditional

Starting Bid £44,950

0191 5120933

Houghton



Eastgarth, Newbiggin Hall, NES 4HD

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Large Enclosed Garden to Rear
- In Need of Refurbishment
- Potential Rental Income £5,400 PA

Lot
101

EPC - D

Unconditional Reservation Fee

Starting Bid £19,950

0191 2725880

West Road



Bewicke Road, Wallsend, NE28 6SH

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Ideal Investment Opportunity
- In Need of Modernisation
- Potential Rental Income £5,100 PA

Lot
102

EPC - D

Unconditional Reservation Fee

Starting Bid £25,000

0191 2345681

Wallsend

Let's talk auction...

Auction
success
story



The Ridgeway, Kenton, NE3 4LP

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Off Street Parking

Starting Bid was **£135,000**

SOLD FOR £70k OVER STARTING BID!

Sold at Auction for **£205,000**



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Auction
success
story



Mowbray Street, Heaton, NE6 5NL

- Lower Flat
- Two Bedrooms
- Great Investment Opportunity
- Walking Distance to City Centre

SOLD FOR £17k OVER STARTING BID!

Sold at Auction for **£82,000**

Starting Bid was **£64,950**



Let's talk auction...



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0191 425 1505

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

53 Taylor Avenue Bearpark Durham Durham DH7 7AX
30 Warren Street Horden Horden Durham SR8 4NA
150 Benson Road Byker Newcastle upon Tyne Tyne and Wear NE6 2SE
46 Wedder Law Cramlington Northumberland NE23 6PA
38 Cooperative Terrace Concord Washington Tyne and Wear NE37 2AY
61 Little Eden Peterlee Peterlee Durham SR8 5HY
41 Stapleford Close Slatyford Newcastle upon Tyne Tyne and Wear NE5 2NR
16 Hartington Close Thornaby Stockton-on-Tees Cleveland TS17 6PH
19 Parsons Gardens Dunston Gateshead Tyne and Wear NE11 9ET
137 Albert Road Jarrow Jarrow Tyne & Wear NE32 5AF
5 Brentwood Avenue Jesmond Newcastle upon Tyne Tyne and Wear NE2 3DH
Development adjacent to Briarhill The Avenue Burnhope Durham Durham DH7 0DB
74a Mountside Gardens Dunston Gateshead Tyne and wear NE11 9QD
43 Dorrington Road Fawdon Newcastle upon Tyne Tyne and Wear NE3 2QJ
6 Manorway Jarrow Jarrow Tyne and Wear NE32 4PG
702 West Road Newcastle upon Tyne Tyne and Wear NE5 2UR
1 Summerdale House Snows Green Road Shotley Bridge Consett Durham DH8 0EQ
45 Pinedale Drive South Hetton South Hetton Durham DH6 2XG
56 Ancona Street Pallion Sunderland Tyne and Wear SR4 6TL
19 Coronation Avenue Fishburn Stockton-on-Tees Durham TS21 4DB
Cheviot View Nedderton Nedderton Village Bedlington Northumberland NE22 6AT
43 Mowbray Road Norton Stockton-on-Tees Cleveland TS20 2PZ
19 Sheriffs Moor Avenue Easington Lane Houghton le Spring Tyne & Wear DH5 0PB
Burnside Shilburn Road Allendale Hexham Northumberland NE47 9LQ
11 Kings Terrace Millfield Sunderland Tyne and Wear SR4 6HW
28 Clyde Street Gateshead Gateshead Tyne and Wear NE8 3SX
24 Portland Mews Newcastle upon Tyne Tyne and Wear NE2 1RW
Flat 2 , 15 Front Street Leadgate Consett Durham DH8 7SA
5 Olympia Hill Morpeth Morpeth Northumberland NE61 1JH
9a Little Bedford Street North Shields tyne and wear NE29 6NW
56 Brahman Avenue North Shields Tyne and Wear NE29 6UD
46 Luke Terrace Wheatley Hill Durham Durham DH6 3RY

| Starting Bid

£50,000
£27,000
£34,950
£49,950
£74,950
£65,000
£89,950
£53,000
£64,950
£44,950
£260,000
£135,000
£280,000
£79,950
£63,000
£47,500
£104,950
£110,000
£39,950
£38,950
£210,000
£55,000
£63,000
£145,000
£38,000
£54,950
£95,000
£39,950
£189,950
£49,950
£35,000
£29,950

Address

20 Charlie Street Greenside Ryton Tyne and wear NE40 4AQ
37 Croxdale Terrace Pelaw Gateshead Tyne and Wear NE10 0RR
3 Gilmore Close The Butts Alston Cumbria CA9 3JJ
Flat 1 Galiano's House South Street Newbottle Houghton Le Spring DH4 4EH
3 Blackthorne Avenue Horden Peterlee Durham SR8 4HH
131 Durham Road Primrose Hill Stockton-on-Tees Cleveland TS19 0DH
87 Tarring Street Stockton Stockton-on-Tees Durham TS18 1HH
37 Monkseaton Terrace Ashington Northumberland NE63 0UB
84 a/b Dalton Avenue Lynemouth Northumberland NE61 5TJ
1 Walnut Place Kenton Newcastle upon Tyne Tyne and Wear NE3 4QS
15 South View Trimdon Grange Trimdon Station Durham TS29 6HQ
61 Howe Street Gateshead Gateshead Tyne And Wear NE8 3PQ
200 St. Vincent Street Westoe South Shields Tyne and Wear NE33 3BH
3 Station Terrace Choppington Northumberland NE62 5TH
59 Katherine Street Ashington Northumberland NE63 9DN
6 Harbour View East Sleekburn Bedlington Northumberland NE22 7BJ
48 Cook Avenue Bearpark Durham Durham DH7 7BD
20 Clydesdale Road Byker Newcastle upon Tyne Tyne & Wear NE6 2EJ
94 Colston Street Benwell Newcastle upon Tyne Tyne and Wear NE4 8UN
7 Crawcrook Terrace Ryton Tyne and Wear NE40 4HH
3 Warren Street Horden Peterlee Durham SR8 4NA
1 Flag Terrace Sunnyside Bishop Auckland Durham DL13 4LR
15 Crookhill Terrace Ryton Tyne & Wear NE40 3ER
8 Wharfedale Gardens Cowpen Blyth Northumberland NE24 5LY
2 Garden Wing Callaly Castle Alnwick Alnwick Northumberland NE66 4TA
19 Montrose Close New Hartley Whitley Bay Northumberland NE25 0TA
15 Midmoor Road Pallion Sunderland Tyne and Wear SR4 6NP
22 Mainsforth Terrace West Hendon Sunderland Tyne and Wear SR2 8JX
100 Norfolk Street Sunderland City Centre Sunderland Tyne and Wear SR1 1EA
89 Willbrook House Worsdell Drive Quayside Gateshead Tyne & Wear NE8 2AZ
94 Beech Street Jarrow Jarrow Tyne and Wear NE32 5LD
Sweet P's Garden Centre, Sarah Street Hartlepool Durham TS25 1NZ

| Starting Bid

£69,950
£70,000
£50,000
£49,950
£63,000
£69,950
£32,000
£45,000
£45,000
£109,950
£34,950
£39,950
£45,000
£60,000
£34,000
£32,000
£55,000
£34,950
£40,000
£62,000
£19,950
£51,900
£79,950
£67,000
£175,000
£199,950
£49,950
£44,950
£139,950
£115,000
£39,950
£385,000

Let's talk auction...

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Our services

Service	Tenancy Only	Fully Managed
Advertising and Marketing	✓	✓
Accompanied Viewings	✓	✓
Tenant Referencing	✓	✓
Collection Of Initial Monies	✓	✓
Preparation and Signing of Tenancy Agreement	✓	✓
Renewal Of Tenancy	✓*	✓
Rent Collection Service		✓
Chasing Of Rent Arrears		✓
Rental Statements		✓
Sending Of Legal Notices		✓
Deposit Registration		✓*
Inventory & Schedule Of Condition		✓
Check In		✓
Periodic Inspections		✓
Check Out		✓
Repairs And Maintenance Service		✓
24 Hour Emergency Repairs Helpline		✓
Guaranteed Rent Scheme*		✓*

*Additional Fees and T&C apply

 **0800 24 24 26**

North East Auction

Wednesday 28th November 2018

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

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Proxy Form for Conditional & Unconditional Lots

Please Select Method of Bidding:

Proxy: ☐ Telephone: ☐

I instruct Pattinson's to bid on my behalf in accordance with the terms and conditions printed within the Pattinson Auction catalogue and I understand that should my bid be successful I will be bound by those terms. Under the conditional auction I will pay a £3,600 non refundable deposit and exchange contracts within 28 days (if the buyer defaults in anyway and the sale fails to complete the buyer will forfeit the 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

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requires.

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

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

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

G10. Interest and apportionments

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

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

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

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

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

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

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

G11. Arrears

Part 1 Current Rent

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

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

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

arrears of current rent.

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. Management

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

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

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

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

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

G13. Rent deposits

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

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

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

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

G14. VAT

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

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

G15. Transfer as a going concern

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

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

G16. Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

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

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

G19. Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

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

G19.5 Where relevant:

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

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

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

G20. TUPE

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

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service charge

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

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

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

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

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

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

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

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

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

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

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

G23. Rent reviews

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

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

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

G23.4 The seller must promptly:

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

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

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25. Warranties

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

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

to such lease showing itself registered as proprietor.

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

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

G28 Notices and other communications

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

G27.2 A communication may be relied on if:

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

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

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions

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

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

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

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

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



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Gosforth

210 High Street, Gosforth, NE3 1HH
Tel: 0191 2303365

Heaton

224 Chillingham Road, Heaton,
Newcastle NE6 5LP
Tel: 0191 2049601

Hexham

15 Priestpoppel, Hexham,
Northumberland, NE46 1PH
Tel: 01434 605376

Houghton Le Spring

14a Newbottle Street, Houghton, DH4 4AB
Tel: 0191 5120933

Jarrow

67 Ellison Street, Jarrow, NE32 3JU
Tel: 0191 4897431

Low Fell

425 Durham Road, Low Fell,
Gateshead NE9 5AN
Tel: 0191 4878898

Morpeth

13 Newgate Street, Morpeth, NE61 1AL
Tel: 01670 568099

Newcastle

21-23 Ridley Place, Newcastle NE1 8JN
Tel: 0191 2324392

North Shields

3 Northumberland Place,
North Shields NE30 1QP
Tel: 0191 2960696

Peterlee

2 Yoden Way, Peterlee, SR8 1BP
Tel: 0191 5183521

Regional Centre

Mercantile House, Silverlink NE28 9NY
Tel: 0191 4251503

South Shields

7 Charlotte Terrace, South Shields NE33 4NU
Tel: 0191 4540488

Stockton on Tees

20 Bishop Street, Stockton on Tees,
TS18 1SY
Tel: 01642 210132

Sunderland

51 Fawcett Street, Sunderland, SR1 1RS
Tel: 0191 5143929

Wallsend

157 High Street East, Wallsend, NE28 7RL
Tel: 0191 2345681

Washington

55 The Galleries, Washington, NE38 7SA
Tel: 0191 4154467

West Road

158 West Road, Newcastle, NE4 9QB
Tel: 0191 2725880

Whickham

4 Fellside Road, Whickham, NE16 4JU
Tel: 0191 4886464

Whitley Bay

189a Park View, Whitley Bay, NE26 3RD
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