



Pattinson

Auction

North
East
Auction...

Wednesday
26th June
2019 - 5^{pm}

Newcastle Falcons
Rugby Club
NE13 8AF



June Auction Catalogue

In this issue...

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



0191 737 1152
pattinsonauctions.co.uk

North East Auction

Wednesday 26th June 2019

A word from our Auction Director Justin...

Summer has arrived in perfect time for our June North East live event at Kingston Park Rugby Ground, home to the Newcastle Falcons, on Wednesday 26th June!

Last month's auctions served great success with the fantastic 3-bedroom Pea Farm Cottage, Durham selling for free at £196,000 - £6,000 over the starting bid! Along with this property, starting bids for the lovely 1-bedroom bungalow situated on Benwell Lane were at £75,000 but the bids made their way up to £90,000!

The starting bid for the newly refurbished 3-bedroom bungalow located on Warkworth Crescent in Gosforth was £180,000 but this wonderful property sold for £200,000 - £20,000 more!

You can find all our available properties in both our live and online auctions at pattinsonauctions.co.uk, but we have a feature property that we think will catch your eye! With bids starting at £49,950, this superb 2-bedroom property is the perfect first time buy or buy to let investment! Situated on Rocket Way, Forest Hall this house is close to all local amenities and transport links into the city.

We look forward to seeing you at our June live auction event, if you can't make it we can always bid on your behalf so you don't miss out on your ideal property. Contact our auction specialists on **0191 7371152** to discuss all the options that are available to you.

Happy bidding!

Justin Beckwith MNAA



Our auctions are the answer....

We hold regular live events across the UK so make sure you find out when the next auction in your area will take place.

Daily online auctions can also be found at pattinsonauctions.co.uk. The properties are available to view on our website and you can arrange to visit the property too. Our live online bidding process makes the process even more streamline and transparent.

Speak to one of the team if you'd like to learn more about buying or selling in our online or physical auctions.



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



We are taking entries for our upcoming auctions.

Don't miss out, contact us today to book your place:

0191 737 1152

northeast@pattinson.co.uk

NORTH EAST LIVE AUCTION EVENTS 2019

JULY						
M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

AUGUST						
M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SEPTEMBER						
M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

OCTOBER						
M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

NOVEMBER						
M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

DECEMBER						
M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

KEY: **X** DEADLINE FOR AUCTION ENTRIES **X** AUCTION DATE

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 our upcoming auctions. 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

Worden Lane, Leyland, Lancashire, PR25 3EL

Starting Bid **£55,000**

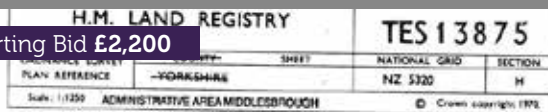


Sold For **£116,000**

- Two Storey Detached Property
- Thirteen Office Spaces
- NIA Approximately 193.3sqm (2,081sqft)

3x Freehold Titles, Ground Rent Investment, Middlesbrough

Starting Bid **£2,200**



Sold For **£6,500**

- Ground Rent Investment
- 3x Freehold Titles for Sale
- 3x 999y Long Leasehold Titles

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 26th June 2019

North East Auction Index...

Unconditional

Lot Address	Starting Bid	Lot Address	Starting Bid
17 Ariel Street, Ashington, NE63 9HA	£45,000	15 Newcastle Street, North Shields, NE29 0DE	£110,000
27 Bishopton Road, Stockton , Stockton-on-Tees, TS19 0AW	£55,000	13 Newcastle Terrace, Framwellgate Moor, Durham, DH1 5EG	£130,000
18 Cheviot View Nedderton, Nedderton Village, Bedlington, NE22 6AT	£210,000	21 Percy Street, Middlesbrough , Middlesbrough, TS1 4DD	£35,000
22 Clyde Street, Chopwell, Newcastle,NE17 7DH	£29,950	11 Portia Street, Ashington, NE63 9DU	£54,950
2 Cowpen Road, Blyth, NE24 5NE	£45,000	8 Scarborough Road, Byker, Newcastle,NE6 2RX	£32,500
26 Duke Street, Seaham, SR7 0DQ	£75,000	14 Sixth Street, Horden, Peterlee, SR8 4JX	£12,000
72 East Rochester Way, Sidcup, Sidcup, DA15 8TF	£280,000	29 St. Christopher Way, North Shields, NE29 6JN	£40,000
3 Eglesfield Road, South Shields, NE33 5PU	£32,500	6 Sunnyside Lane, Cleadon, Sunderland, SR6 7XB	£350,000
7 Ellison Street, Hebburn, NE31 1EE	£45,000	10 Sycamore Street, Ashington, NE63 0QH	£39,950
12 Hazelmere Crescent, Cramlington, NE23 2FJ	£59,950	24 The Croft, Thropton, Morpeth, NE65 7LZ	£130,000
23 High Meadows, Kenton, Newcastle,NE3 4PW	£89,950	30 The Hawthorns Shilburn Road, Allendale, Hexham, NE47 9LG	£110,000
20 Hudson Road, Sunderland, SR1 2LJ	£40,000	25 The Oval, Stamfordham, Newcastle,NE18 0PJ	£120,000
4 Kipling Avenue, Whickham, Newcastle,NE16 4BP	£79,950	16 The Rise, Consett, DH8 9RA	£89,950
1 Mallard Way, South Beach, Blyth, NE24 3QA	£79,950	9 Tweed Street, Hebburn , Hebburn, NE31 1XP	£34,950
5 Marlborough Street South, CHICHESTER, South Shields, NE33 4DB	£75,000	19 Windermere Close, Cramlington, NE23 6PQ	£39,950
28 Millbank Lane, Thornaby, Stockton-on-Tees, TS17 8JT	£125,000		

Conditional

Lot Address	Starting Bid
31 Chantry Mews, Bridge Street, Morpeth, NE61 1PT	£114,950
33 Lime Square City Road, Newcastle City Centre, Newcastle,NE1 2BN	£84,950
34 Low Stonechester Farm, Hamsterley, Bishop Auckland, DL13 3NG	£875,000
32 Warton Terrace, Heaton, Newcastle,NE6 5LS	£90,000



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

Unconditional Reservation Fee

Lot Address	Starting Bid	Lot Address	Starting Bid
50 Beach Road, South Shields, NE33 2QT	£198,000	77 North Hylton Enterprise Park, Hepworth Road, Sunderland, SR5 3JT	£90,000
54 Byron Walk, Felling, Gateshead, NE8 3NP	£69,950	68 North Marine Road, Scarborough, North Yorkshire, YO12 7PE	£27,000
58 Carter Lane, Shirebrook, Mansfield, Derbyshire, NG20 8PF	£55,000	42 Outram Street, Middlesbrough, Middlesbrough, TS1 4EL	£34,950
75 Clairville Road, Middlesbrough, Middlesbrough, TS4 2HH	£80,000	71 Park Lea, Sunderland, SR3 3TA	£150,000
56 Columbia Grange, Kenton, Newcastle, NE3 3JP	£29,950	44 Parmeter Street, Stanley, DH9 7AR	£35,000
62 Corser Street, Dudley, West Midlands, DY1 2QR	£75,000	39 Poplar Street, Haslingden, Rossendale, Lancashire, BB4 5LY	£45,000
36 Cross Street, Prudhoe, NE42 5FL	£150,000	67 Rocket Way, Forest Hall, Newcastle, NE12 9RJ	£49,950
60 Cygnet Park The Links, Whitley Bay, NE26 4RR	£54,000	57 Roman Road, Lawe Top, South Shields, NE33 2HA	£45,000
52 Derwent Dale, Consett, DH8 0HZ	£89,950	46 Ropery Walk, Seaham, SR7 7JZ	£50,000
55 Former Substation, North Hylton Enterprise Park, Sunderland, SR5 3JT	£40,000	47 Ropery Walk, Seaham, SR7 7JZ	£65,000
64 Frederick Street, South Shields, NE33 5DY	£57,000	70 Roseberry Crescent, Thornley, Durham, DH6 3DQ	£30,000
78 Full Stint of Land, Newbiggin-by-the-Sea, NE64 6AA	£13,000	80 Rudyerd Street, North Shields, NE29 6RR	£32,500
65 George Street, Mablethorpe, Lincolnshire, LN12 2BJ	£130,000	82 Rydal Street, Hartlepool, TS26 9BA	£27,000
43 High Street, Gateshead, NE8 1EQ	£115,000	74 Ryelands Drive, Brighton, East Sussex, BN2 4HD	£175,000
38 High Street, Redcar, North Yorkshire, TS10 3DH	£99,950	84 Second Avenue, Heaton, Newcastle, NE6 5XT	£109,950
35 Holderness Road, Wallsend, NE28 0DB	£55,000	66 Southwick Road, Sunderland, SR5 2AB	£135,000
79 Holly Avenue, Wallsend, NE28 6PE	£35,000	61 St. Austell Road, Coventry, West Midlands, CV2 5AE	£130,000
49 Kielder Close, Killingworth, Newcastle, NE12 6TE	£40,000	53 Strathearn Way, Fawdon, Newcastle, NE3 2SD	£49,950
59 King Street, Tredegar, Blaenau Gwent, NP22 4PA	£40,000	51 The Crescent, Blackhall Colliery, Hartlepool, TS27 4LE	£39,999
48 Laygate, South Shields, NE33 5RG	£199,000	83 Wicklow Street, Middlesbrough, Middlesbrough, TS1 4RG	£34,950
40 Lyne Terrace, Lynemouth, Morpeth, NE61 5UG	£69,950	37 William Street, Chopwell, Newcastle, NE17 7JH	£55,000
69 Mansfield Avenue, Thornaby, Stockton-on-Tees, TS17 7HQ	£38,000	45 Witham Street, Boston, Lincolnshire, PE21 6PU	£55,000
63 North Crescent, Easington, SR8 3EQ	£49,950	81 Ynyscynon Street, Cwmbach, Aberdare, Aberdare, CF44 0PD	£50,000
41 North Hylton Enterprise Park, Hepworth Road, Sunderland, SR5 3JT	£90,000	76 York Road, Hartlepool, TS26 8AH	£70,000
73 North Hylton Enterprise Park, Hepworth Road, Sunderland, SR5 3JT	£90,000		



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
- Pay a £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 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% plus VAT 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. All deposits, reservation fees and administrative fees are paid on a non refundable basis. 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 **pattinsonauctions.co.uk**

Unsure of Auctions?

What is the difference between a start bid and a reserve price?

A starting bid is simply the price the bidding begins at. The reserve price is the undisclosed amount the seller would accept for the property. The reserve ensures the property cannot be sold for less than the seller is prepared to accept. The reserve and starting bid are subject to change. The starting bid may be a price that the property cannot be sold for.

What is the difference between a conditional and unconditional auction?

An unconditional auction is what most people understand an auction to be i.e. the property is sold on the fall of a hammer. A Pattinson Auction innovation is the conditional auction which gives both parties 28 days (unless otherwise agreed) to exchange contracts on the property following the fall of the hammer, providing sellers and buyers with a fixed time scale for the sale.

What payment methods do you accept?

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



Benwell Lane, Benwell, Newcastle, NE15 6RR

- Bungalow
- One Bedroom
- Updating Required
- Garage

Starting Bid was **£75,000**



SOLD FOR £15k OVER STARTING BID!

Sold at Auction for **£90,000**

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



Auction
success
story



0%
SALES FEE

Pea Farm Cottage, Stanley, Durham, DH9 8PT

- Three Bedrooms
- Stunning Views
- Terraced Property
- Garage

SOLD IN TWENTY EIGHT DAYS!!!

Sold at Auction for **£196,000**

Starting Bid was **£190,000**



Let's talk auction...

Featured Properties

Let's talk auction...

St. Christopher Way, North Shields, NE29 6JN

Starting bid **£40,000**



- Three Bedrooms
- Investment opportunity
- Garage
- Corner plot

Kielder Close, Killingworth, Newcastle, NE12 6TE

Starting bid **£40,000**



- Top Floor Apartment
- Spacious Accommodation
- Double Glazed
- One Bedroom

Rocket Way, Forest Hall, Newcastle, NE12 9RJ

Starting bid **£49,950**



- Semi Detached House
- Two Bedrooms
- Double Glazing / GCH
- Off Street Parking

Park Lea, Sunderland, SR3 3TA

Starting bid **£150,000**



- Gas Central Heating
- Double Glazing
- Driveway & Garage
- No. 6 Park Lea Sold for £214,000 In 2017



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



North East auction:
**Wednesday
26th June**

**NEWCASTLE FALCONS,
KINGSTON PARK, NE13 8AF**



5pm - Registration
5:30pm - Auction Start



RICS

North East Auction

Wednesday 26th June 2019



Mallard Way, South Beach, NE24 3QA

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Needs Full Refurbishment
- Garden, Garage & Off Street Parking
- 31 Mallard Way SOLD for £153,000

Lot
1

EPC -

Unconditional

Starting Bid £79,950

01670 369000

Blyth



Cowpen Road, Blyth, NE24 5NE

- Double Fronted Terrace Property
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Needs Refurbished
- Potential Rental Income £5,940 PA
- Block Viewings Tues 5pm

Lot
2

EPC - E

Unconditional

Starting Bid £45,000

01670 369000

Blyth



Eglesfield Road, South Shields, NE33 5PU

- Ground Floor Flat
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Leasehold 99 Years from 1981
- Potential Rental Income £4,200 PA

Lot
3

EPC - C

Unconditional

Starting Bid £32,500

0191 4540488

South Shields



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



Kipling Avenue, Whickham, NE16 4BP

Lot
4

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- No. 5 Kipling Avenue SOLD for £114,000

EPC - C

Unconditional

Starting Bid £79,950

0191 686 1658 Whickham



Marlborough Street South, Chichester, NE33 4DB

Lot
5

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Garage & Driveway
- Potential Rental Income £6,000 PA

EPC - D

Unconditional

Starting Bid £75,000

0191 4540488 South Shields



Sunnyside Lane, Cleaton, SR6 7XB

Lot
6

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Front, Rear Gardens, Garage & Driveway
- 26 Sunnyside Lane SOLD for £375,000
- Block Viewings Tues 12pm & Sat 1pm

EPC -

Unconditional

Starting Bid £350,000

0191 5143929 Sunderland

Let's talk auction...

North East Auction

Wednesday 26th June 2019



Ellison Street, Hebburn, NE31 1EE

- Ground Floor Apartment
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- 119 Ellison Street SOLD for £59,000
- Potential Rental Income £4,800 PA

Lot
7

EPC - C

Unconditional

Starting Bid £45,000

0191 4897431

Jarrow



Scarborough Road, Byker, NE6 2RX

- Ground Floor Flat
- Two Bedrooms
- Upvc Double Glazing
- Off Street Parking
- Pattinson Have Not Gained Access
- 176 Scarborough Road SOLD for £60,000

Lot
8

EPC - D

Unconditional

Starting Bid £32,500

0191 737 1154

Commercial



Tweed Street, Hebburn, NE31 1XP

- Ground Floor Flat
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Ideal investment Opportunity
- Potential Rental Income £5,100 PA
- 17 Tweed Street SOLD for £50,000

Lot
9

EPC - E

Unconditional

Starting Bid £34,950

0191 4897431

Jarrow



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



Sycamore Street, Ashington, NE63 0QH

- Terraced Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Garden to Front & Yard to Rear
- Potential Rental Income £4,200 PA

**Lot
10**

EPC - D

Unconditional

Starting Bid £39,950

01670 568096

Ashington



Portia Street, Ashington, NE63 9DU

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Rear Yard & Garage
- Potential Rental Income £5,400 PA

**Lot
11**

EPC - E

Unconditional

Starting Bid £54,950

01670 568096

Ashington



Hazelmere Crescent, Cramlington, NE23 2FJ

- Terraced Property
- One Bedroom
- Double Glazing
- Attractive Garden
- Off Street Parking
- Potential Rental Income £4,800 PA

**Lot
12**

EPC -

Unconditional

Starting Bid £59,950

01670 568098

Cramlington

Let's talk auction...

North East Auction

Wednesday 26th June 2019



Newcastle Terrace, Framwellgate Moor, DH1 5EG

- Terraced Property
- Four Bedrooms
- Excellent Framwellgate location
- Garden, Yard & Garage
- Block Viewings Sat 9:30 & Weds 4:30
- Fully Licensed HMO

Lot
13

EPC - C

Unconditional

Starting Bid £130,000

0191 3832133

Durham City



Sixth Street, Horden, SR8 4JX

- Terraced Property
- Two Bedrooms
- Requires Full Refurbishment
- Yard To Rear
- Potential Rental Income £3,600 PA

Lot
14

EPC -

Unconditional

Starting Bid £12,000

0191 5183521

Peterlee



Newcastle Street, North Shields, NE29 0DE

- Double Fronted Terraced Property
- Converted Into Three Flats
- All Currently Tenanted
- Great Location
- Town Centre Location
- Current Rental Income £12,996 PA

Lot
15

EPC -

Unconditional

Starting Bid £110,000

0191 2960696

North Shields



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



The Rise, Consett, DH8 9RA

**Lot
16**

- Semi Detached Bungalow
- Two Bedrooms
- Converted Loft Rooms
- Gas Central Heating & Double Glazing
- Block Viewings Tues 12pm & Sat 11am
- Garage

EPC -

Unconditional

Starting Bid £89,950

01207 508262

Consett



Ariel Street, Ashington, NE63 9HA

**Lot
17**

- Terraced Property
- Three Bedrooms
- Spacious Lounge
- Rear Yard & Car Port
- Double Glazing & Gas Central Heating
- Block Viewings Tues 1pm & Sat 10:30

EPC - D

Unconditional

Starting Bid £45,000

01670 568096

Ashington



Nedderton, Nedderton Village, NE22 6AT

**Lot
18**

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Extended & Refurbished Throughout
- Off Street Parking for Four Cars
- Rear Garden with Decking Area & Open Aspect Views

EPC - C

Unconditional

Starting Bid £210,000

01670 568097

Bedlington

Let's talk auction...

North East Auction

Wednesday 26th June 2019



Windermere Close, Cramlington, NE23 6PQ

- Upper Flat
- Extended lease
- Double Glazing
- Great first time buy
- 16 Windermere Close SOLD for £83,500
- Potential Rental Income £5,100 PA

Lot
19

EPC - D

Unconditional

Starting Bid £39,950

01670 568098

Cramlington



Hudson Road, Sunderland, SR1 2LJ

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Potential Rental Income £10,200 PA (If Converted into Flats)

Lot
20

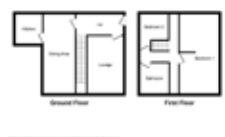
EPC - D

Unconditional

Starting Bid £40,000

0191 5143929

Sunderland



Percy Street, Middlesbrough, TS1 4DD

- Terraced Property
- Two Bedrooms
- Double Glazing
- Rear Yard
- Ideal Investment Opportunity
- Current Rental Income £5,040 PA

Lot
21

EPC -

Unconditional

Starting Bid £35,000

01642 210132

Teesside Office



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



Clyde Street, Chopwell, NE17 7DH

- Terraced Property
- Two Bedrooms
- Great Location
- Investment Opportunity
- Block Viewings Mon 4:30 & Weds 10am
- 18 Clyde Street SOLD for £50,000

**Lot
22**

EPC - D

Unconditional

Starting Bid £29,950

01207 508262

Consett



High Meadows, Kenton, NE3 4PW

- End Terraced Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Potential Rental Income of £6,600 PA

**Lot
23**

EPC - C

Unconditional

Starting Bid £89,950

0191 2303365

Gosforth



The Croft, Thropton, NE65 7LZ

- Three Bedrooms
- Semi Detached
- Rural Village Location
- Double Glazing
- Gas Tank Central Heating
- Superb Views

**Lot
24**

EPC - E

Unconditional

Starting Bid £130,000

01670 568099

Morpeth

Let's talk auction...

North East Auction

Wednesday 26th June 2019



The Oval, Stamfordham, NE18 0PJ

- Mid Terraced Property
- Four Bedrooms
- Requires Updating
- Oil Central Heating & Double Glazing
- Gardens to the Front & Rear
- Block Viewings Fri 4:30pm By Appointment

Lot
25

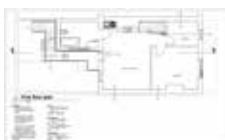
EPC -

Unconditional

Starting Bid £120,000

01434 605376

Hexham



Duke Street, Seaham, SR7 0DQ

- Pair of Flats
- Ground Floor - One Bedroom
- Upper Floor - Two Bedroom
- Gas Central Heating
- Double Glazing
- An Ideal Investment

Lot
26

EPC -

Unconditional

Starting Bid £75,000

0191 5143929

Sunderland



Bishopston Road, Stockton, TS19 0AW

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Rear Yard

Lot
27

EPC - D

Unconditional

Starting Bid £55,000

01642 210132

Teesside Office



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



Millbank Lane, Thornaby, TS17 8JT

**Lot
28**

- Detached Bungalow
- Three Bedrooms
- Driveway & Detached Garage
- Gas Central Heating
- Front & Rear Gardens
- Potential Rental Income £6,600 PA

EPC - F

Unconditional

Starting Bid £125,000

01642 210132

Teesside Office



St. Christopher Way, North Shields, NE29 6JN

**Lot
29**

- Semi Detached Property
- Three Bedrooms
- Investment opportunity
- Garage
- Corner plot
- Block Viewings Tues 5pm & Sat 11am

EPC -

Unconditional

Starting Bid £40,000

0191 2960696

North Shields



Shilburn Road, Allendale, NE47 9LG

**Lot
30**

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Workshop & Attached Garage
- Requiring Work
- Block Viewings Mon 4:30pm By Appointment

EPC -

Unconditional

Starting Bid £110,000

01434 605376

Hexham

Let's talk auction...

North East Auction

Wednesday 26th June 2019



Bridge Street, Morpeth, NE61 1PT

- Top Floor Apartment
- Two Bedrooms
- Attached Garage
- Town Centre Location
- Intercom Access
- 16 Chantry Mews SOLD for £127,500

Lot
31

EPC - C

Conditional

Starting Bid £114,950

01670 568099

Morpeth



Warton Terrace, Heaton, NE6 5LS

- Lower Flat
- Two Bedrooms
- Private Rear Yard
- Double Glazed & Gas Central Heating
- Energy Rating D
- 125 Warton Terrace Sold For £108,000

Lot
32

EPC - D

Conditional

Starting Bid £90,000

0191 2049601

Heaton



Lime Square City Road, Newcastle City Centre, NE1 2BN

- Lower Flat
- One Bedroom
- On Site Gym & Concierge
- Secure Underground Parking
- Balcony & Communal Courtyard
- Potential Rental Income £9,600 PA

Lot
33

EPC - D

Conditional

Starting Bid £84,950

0191 2049601

Heaton



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



Hamsterley, near Hamsterley Village, DL13 3NG

- Three Bedroom Grade II Listed Character Farmhouse
- Converted Self Contained Two Bedroom Annexe
- Amazing Four Bedroom Barn Conversion
- Sheltered Gardens, Garage & Ample Parking
- Land Extending to 5 Acres, Four Stables & Hard Standing
- Beautiful Tree Lined Approach & Panoramic Views

**Lot
34**

EPC - C

Conditional

Starting Bid £875,000

0191 3832133

Durham City



Holderness Road, Wallsend, NE28 0DB

- First Floor Flat
- Two Bedrooms
- Close To Local Amenities
- Double Glazed
- Gas Central Heating
- Ideal Investment or First Time Purchase

**Lot
35**

EPC - C

Unconditional Reservation Fee

Starting Bid £55,000

0191 2345681

Wallsend



Cross Street, Prudhoe, NE42 5FL

- Detached Property
- Three Bedrooms
- Investment Opportunity
- En Suite
- Conservatory
- Potential Rental Income £8,100 PA

**Lot
36**

EPC - D

Unconditional Reservation Fee

Starting Bid £150,000

0191 686 1658

Whickham

Let's talk auction...

North East Auction

Wednesday 26th June 2019



William Street, Chopwell, NE17 7JH

- Terraced Property
- Three Bedrooms
- Investment Property
- Gas Central Heating & Double Glazing
- Potential Rental Income £5,400 PA
- Block Viewings Tues 11am & Fri 3pm

Lot
37

EPC - D

Unconditional Reservation Fee

Starting Bid £55,000

01207 508262

Consett



High Street, Redcar, TS10 3DH

- Two Storey Office Accommodation
- NIA 300sqm (3,330sqft)
- Excellent High Street Location
- Parking Spaces to the Front
- Suitable for a Variety of Uses (STPP)
- Freehold Title

Lot
38

EPC - A

Unconditional Reservation Fee

Starting Bid £99,950

0191 737 1154

Commercial



Poplar Street, Haslingden, BB4 5LY

- Semi Detached House
- Three Bedrooms
- Requires Refurbishment
- Quiet Location
- Gardens to Front, Side & Rear

Lot
39

EPC -

Unconditional Reservation Fee

Starting Bid £45,000

0191 7371 168

North West Auction



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



Lyne Terrace, Lynemouth, NE61 5UG

- End Terraced Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Solar Panels
- Potential Rental Income £6,600 PA

Lot
40

EPC - C

Unconditional Reservation Fee

Starting Bid £69,950

01670 568096 Ashington



North Hylton Enterprise Park, Hepworth Road, SR5 3JT

- Single Storey Light Industrial Unit
- GIA 215.5sqm (2,320sqft)
- Tenanted for £9,000 Per Annum
- Three Phase Electricity, Gas & Water
- Electronic Loading Doors
- To Be Sold as Freehold Title

Lot
41

EPC -

Unconditional Reservation Fee

Starting Bid £90,000

0191 737 1154 Commercial



Outram Street, Middlesbrough, TS1 4EL

- Terraced Property
- Two Bedrooms
- Ideal Investment Opportunity
- Tenanted
- Double Glazing & Gas Central Heating

Lot
42

EPC - D

Unconditional Reservation Fee

Starting Bid £34,950

01642 210132 Teesside Office

Let's talk auction...

North East Auction

Wednesday 26th June 2019



High Street, Gateshead, NE8 1EQ

Lot
43

- Two Storey, Three Floor Property
- A1 Retail to Ground Floor & Basement
- Four Bedroom Accommodation Above
- Fully Tenanted Investment
- Annual Income of £13,500
- Freehold Title

EPC -

Unconditional Reservation Fee

Starting Bid £115,000

0191 737 1154 Commercial



Parmeter Street, Stanley, DH9 7AR

Lot
44

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Investment Potential
- Potential Rental Income £4,500 PA

EPC - C

Unconditional Reservation Fee

Starting Bid £35,000

01207 508262 Consett



Witham Street, Boston, PE21 6PU

Lot
45

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Rear Yard
- Established Location

EPC - E

Unconditional Reservation Fee

Starting Bid £55,000

0191 737 1167 Midlands Auction



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



Ropery Walk, Seaham, SR7 7JZ

Lot
46

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Rear Yard
- Double Glazing
- Potential Rental Income £5,700 PA

EPC - D

Unconditional Reservation Fee

Starting Bid £50,000

0191 5143929

Sunderland



Ropery Walk, Seaham, SR7 7JZ

Lot
47

- Maisonette
- Four Bedrooms
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- Potential Rental Income £7,200 PA

EPC - C

Unconditional Reservation Fee

Starting Bid £65,000

0191 5143929

Sunderland



Laygate, South Shields, NE33 5RG

Lot
48

- Two Storey Detached Property
- 2x Commercial Units (A1 and A5 use)
- 2x Residential Flats To Upper Floors
- Three Out Of Four Units Tenanted
- Current Annual Income of £17,040
- Freehold Title

EPC -

Unconditional Reservation Fee

Starting Bid £199,000

0191 737 1154

Commercial

Let's talk auction...

North East Auction

Wednesday 26th June 2019



Keilder Close, Killingworth, NE12 6TE

- Top Floor Apartment
- One Bedroom
- Spacious Accommodation
- Double Glazed
- Allocated Parking
- 25 Keilder Close SOLD for £95,000

Lot
49

EPC - D

Unconditional Reservation Fee

Starting Bid £40,000

0191 2150677

Forest Hall



Beach Road, South Shields, NE33 2QT

- Portfolio of 3x Residential Apartments
- Great Investment Opportunity
- 2x Flats Currently Tenanted (1 vacant)
- Current Annual Income of £9,540
- Potential Annual Income of £16,740
- Freehold Title

Lot
50

EPC - C

Unconditional Reservation Fee

Starting Bid £198,000

0191 737 1154

Commercial



The Crescent, Blackhall Colliery, TS27 4LE

- Terraced Property
- Two Bedrooms
- Gas Central Heating & Double Glazing
- 7 The Crescent SOLD for £70,000
- Potential Rental Income £4,800 PA
- **OPEN VIEWING DAYS 17/6 5PM & 20/6 10AM**

Lot
51

EPC -

Unconditional Reservation Fee

Starting Bid £39,999

0191 5183521

Peterlee



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



Derwent Dale, Consett, DH8 0HZ

**Lot
52**

- Semi Detached Property
- Three Bedrooms
- Double Glazed Windows & Gas Central Heating
- Driveway & Garage
- Block Viewings - Tues 12:30pm & Sat 11:30am
- 5 Derwent Dale SOLD for £115,000

EPC -

Unconditional Reservation Fee

Starting Bid £89,950

01207 508262

Consett



Strathearn Way, Fawdon, NE3 2SD

**Lot
53**

- Semi Detached Property
- Three Bedrooms
- Double Glazing & Gas Central Heating
- In Need Of Modernisation
- Close To Local Amenities
- 58 Strathearn Way SOLD for £85,000

EPC - D

Unconditional Reservation Fee

Starting Bid £49,950

0191 2150677

Forest Hall



Byron Walk, Felling, NE8 3NP

**Lot
54**

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

EPC -

Unconditional Reservation Fee

Starting Bid £69,950

0191 4878898

Low Fell

Let's talk auction...

North East Auction

Wednesday 26th June 2019



North Hylton Enterprise Park, Hepworth Road, SR5 3JT

- Single Storey Detached Property
- Former Electrical Substation
- Established Industrial Location
- NIA 77.8sqm (837sqft)
- To Be Sold as Freehold Title
- Potential for Development (STPP)

Lot
55

EPC -

Unconditional Reservation Fee

Starting Bid £40,000

0191 737 1154 Commercial



Columbia Grange, Kenton, NE3 3JP

- Apartment
- Two Bedrooms
- Gas Central Heating
- Double Glazed Windows
- Second Floor Flat
- Block Viewings Tues 5pm & Sat 2pm

Lot
56

EPC - D

Unconditional Reservation Fee

Starting Bid £29,950

0191 2303365 Gosforth



Roman Road, Lawe Top, NE33 2HA

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

Lot
57

EPC - C

Unconditional Reservation Fee

Starting Bid £45,000

0191 4540488 South Shields



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



Carter Lane, Shirebrook, NG20 8PF

- Semi Detached House
- Three Bedrooms
- Gas Central Heating
- Front & Rear Garden
- Requiring Modernisation

**Lot
58**

EPC - D

Unconditional Reservation Fee

Starting Bid £55,000

0191 737 1167

Midlands Auction



King Street, Tredegar, NP22 4PA

- Terraced House
- Two Bedrooms
- Rear Courtyard
- Open Plan Lounge/Dining
- Kitchen

**Lot
59**

EPC - D

Unconditional Reservation Fee

Starting Bid £40,000

0191 737 1167

Midlands Auction



The Links, Whitley Bay, NE26 4RR

- Make: Willerby
- Style: New Hampshire
- Two Bedrooms
- Full Wrap Around Decking
- Sea Views
- Double Glazing & Gas Central Heating

**Lot
60**

EPC -

Unconditional Reservation Fee

Starting Bid £54,000

0191 2531301

Whitley Bay

Let's talk auction...

North East Auction

Wednesday 26th June 2019



St. Austell Road, Coventry, CV2 5AE

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Vacant Possession
- Good Investment Opportunity

Lot
61

EPC - D

Unconditional Reservation Fee

Starting Bid £130,000

0191 737 1167

Midlands Auction



Corser Street, Dudley, DY1 2QR

- Semi Detached House
- Two Bedrooms
- Garden with Patio
- Gas Central Heating
- Double Glazing

Lot
62

EPC - D

Unconditional Reservation Fee

Starting Bid £75,000

0191 737 1167

Midlands Auction



North Crescent, Easington, SR8 3EQ

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

Lot
63

EPC - E

Unconditional Reservation Fee

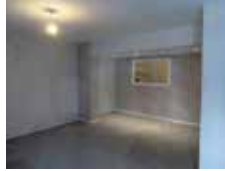
Starting Bid £49,950

0191 5183521

Peterlee



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



Frederick Street, South Shields, NE33 5DY

**Lot
64**

- Two Storey Mid Terrace
- Retail & Storage Space
- Great Town Centre Location
- Large Roller Shutter Access
- For Sale With Vacant Possession
- Freehold Title

EPC -

Unconditional Reservation Fee

Starting Bid £57,000

0191 737 1154 **Commercial**



George Street, Mablethorpe, LN12 2BJ

**Lot
65**

- A Detached Bungalow
- Three Bedrooms
- Off Road Parking
- Enclosed Rear Gardens
- Lounge, Conservatory
- Dining Area

EPC - D

Unconditional Reservation Fee

Starting Bid £130,000

0191 737 1167 **Midlands Auction**



Southwick Road, Sunderland, SR5 2AB

**Lot
66**

- Two Storey Mid Terrace
- Ground Floor A5 Hot Food Takeaway
- First Floor Two Bedroom Flat
- Fully Tenanted for £15,600 Per Annum
- Freehold Title
- Popular Established Location

EPC -

Unconditional Reservation Fee

Starting Bid £135,000

0191 737 1154 **Commercial**

Let's talk auction...

North East Auction

Wednesday 26th June 2019



Rocket Way, Forest Hall, NE12 9RJ

- Semi Detached Property
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Off Street Parking
- Gardens
- Close To Schools

Lot
67

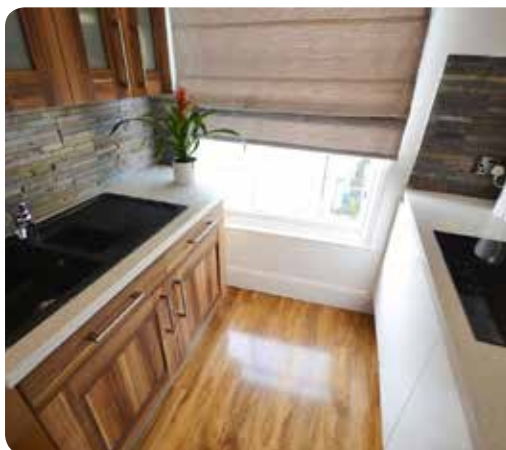
EPC - D

Unconditional Reservation Fee

Starting Bid £49,950

0191 2150677

Forest Hall



North Marine Road, Scarborough, YO12 7PE

- Second Floor Flat
- One Bedroom
- Electric Heating
- Ideal Investment Or First Time Buy
- Close To Local Amenities

Lot
68

EPC -

Unconditional Reservation Fee

Starting Bid £27,000

0191 425 1510

Yorkshire Auction



Mansfield Avenue, Thornaby, TS17 7HQ

- Mid Terraced Property
- Three Bedrooms
- Double Glazed
- Gas Central Heating
- Rear Yard
- Block Viewings Weds 12pm & Sat 1pm

Lot
69

EPC - D

Unconditional Reservation Fee

Starting Bid £38,000

01642 210132

Teesside Office



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



Roseberry Crescent, Thornley, DH6 3DQ

- Bungalow
- One Bedroom
- Gas Central Heating
- Double Glazing
- Communal Gardens

Lot
70

EPC - C

Unconditional Reservation Fee

Starting Bid £30,000

0191 5183521

Peterlee



Park Lea, Sunderland, SR3 3TA

- Bungalow
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Driveway & Garage
- 6 Park Lea Sold for £214,000

Lot
71

EPC - E

Unconditional Reservation Fee

Starting Bid £150,000

0191 5143929

Sunderland



East Rochester Way, Sidcup, DA15 8TF

- End Terraced House
- Three Bedrooms
- Close To Local Amenities
- Rear Garden
- Lounge

Lot
72

EPC - D

Unconditional 3.75% Reservation Fee

Starting Bid £280,000

0207 867 3382

London Auction

Let's talk auction...

North East Auction

Wednesday 26th June 2019



North Hylton Enterprise Park, Hepworth Road, SR5 3JT

- Single Storey Light Industrial Unit
- GIA 215.5sqm (2,320sqft)
- Tenanted for £9,000 Per Annum
- Mains Electricity, Gas & Water
- Electronic Loading Doors
- To Be Sold as Freehold Title

Lot
73

EPC -

Unconditional Reservation Fee

Starting Bid £90,000

0191 737 1154 Commercial



Rylands Drive, Brighton, BN2 4HD

- One Bedroom
- Fully Re-Wired
- Free Permit Parking
- New Carpets & Redecorated
- Great Location

Lot
74

EPC - D

Unconditional Reservation Fee

Starting Bid £175,000

0207 867 3382 London Auction



Clairville Road, Middlesbrough, TS4 2HH

- Semi Detached House
- Three Bedrooms
- Garage & Driveway
- Close To Local Amenities
- Front & Rear Gardens

Lot
75

EPC - F

Unconditional Reservation Fee

Starting Bid £80,000

0191 425 1510 Yorkshire Auction



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



York Road, Hartlepool, TS26 8AH

- Mid Terraced Property
- Five Bedrooms
- Double Glazing & Gas Central Heating
- Basement
- Front Garden & Rear Yard

Lot
76

EPC - E

Unconditional Reservation Fee

Starting Bid £70,000

01642 210132

Teesside Office



North Hylton Enterprise Park, Hepworth Road, SR5 3JT

- Single Storey Light Industrial Unit
- GIA 215.5sqm (2,320sqft)
- Tenanted for £9,200+VAT Per Annum
- Mains Electricity, Gas & Water
- Electronic Loading Doors
- To Be Sold as Freehold Title

Lot
77

EPC -

Unconditional Reservation Fee

Starting Bid £90,000

0191 737 1154

Commercial



Stint of Land, Newbiggin-by-the-Sea, NE64 6AA

- Stint Share of Land
- Ancient Right of Pasture
- Very Rare Opportunity
- To Join Exclusive Group
- Historic Status Symbol
- Beautiful Coastal Town

Lot
78

EPC -

Unconditional Reservation Fee

Starting Bid £13,000

0191 737 1154

Commercial

Let's talk auction...

North East Auction

Wednesday 26th June 2019



Holly Avenue, Wallsend, NE28 6PE

- First Floor Flat
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Private Yard
- Potential Rental Income £4,500 PA

EPC - D

Unconditional Reservation Fee

Starting Bid £35,000

0191 2345681

Wallsend

Lot
79



Rudyerd Street, North Shields, NE29 6RR

- Ground Floor Retail/Office Unit
- NIA 69.64sqm (750sqft)
- Tenanted Investment
- Annual income of £5,200
- Freehold Title
- Large Glass Window Frontage

EPC - G

Unconditional Reservation Fee

Starting Bid £32,500

0191 737 1154

Commercial

Lot
80



Ynyscynon Street, Cwmbach, CF44 0PD

- Terraced House
- Three Bedrooms
- Gas Central Heating
- Ideal Investment Opportunity
- Rear Garden

EPC - D

Unconditional Reservation Fee

Starting Bid £50,000

0191 737 1167

Midlands Auction

Lot
81



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



Rydal Street, Hartlepool, TS26 9BA

**Lot
82**

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Spacious Property
- Centrally Located
- Potential Rental Income of £4,800 PA

EPC -

Unconditional Reservation Fee

Starting Bid £27,000

0191 5183521

Peterlee



Wicklow Street, Middlesbrough, TS1 4RG

**Lot
83**

- Terraced Property
- Two Bedrooms
- Ideal Investment Opportunity
- Tenanted
- Double Glazing & Gas Central Heating
- Yard to Rear

EPC -

Unconditional Reservation Fee

Starting Bid £34,950

01642 210132

Teesside Office



Second Avenue, Heaton, NE6 5XT

**Lot
84**

- Terraced Property
- Four Bedrooms
- Gas Central Heating
- Rear Yard
- Double Glazing
- Potential Rental Income £11,400 PA

EPC - D

Unconditional Reservation Fee

Starting Bid £109,950

0191 2049601

Heaton

Let's talk auction...

Auction success story



Warkworth Crescent, Gosforth, Newcastle, NE3 3JA

- Newly Refurbished
- Three Bedrooms
- Mid Terraced Bungalow
- Front & Rear Gardens

Starting Bid was **£180,000**

SOLD FOR £20k OVER THE STARTING BID!

Sold at Auction for **£200,000**



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

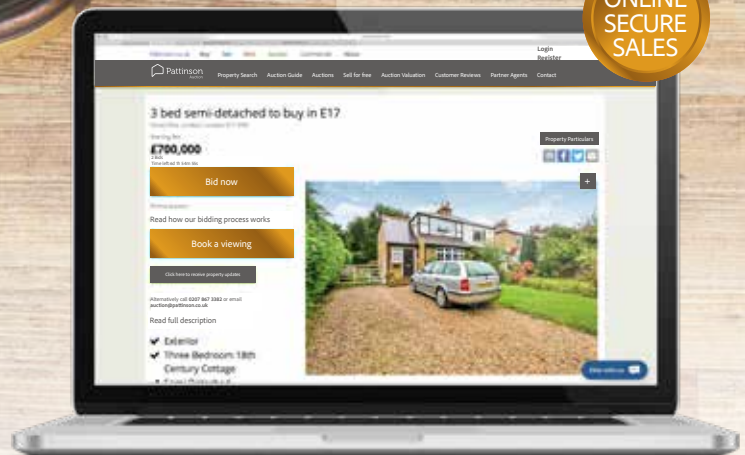
PROPERTIES STILL AVAILABLE!

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 737 1152

northeast@pattinson.co.uk

ONLINE
SECURE
SALES



pattinsonauctions.co.uk

Address

9 Monument Court Chopwell Newcastle upon Tyne Tyne and Wear NE17 7BH
11 Fern Court Guide Post Choppington Northumberland NE62 5NE
17 Barehirst Street South Shields Tyne and Wear NE33 5LY
20 Coronation Avenue Blackhall Colliery Hartlepool Durham TS27 4HR
28 Cromwell Road South Bank Middlesbrough Cleveland TS6 6JH
24 Cromwell Road South Bank Middlesbrough Cleveland TS6 6JH
55-57 North Seaton Road Newbiggin-by-the-Sea Northumberland NE64 6XR
33 Sandford Close Wingate Wingate Durham TS28 5FD
The Lodge, Dame Margaret Hall The Avenue Washington Tyne and Wear NE38 7LE
122 Waterloo Road Blyth Northumberland NE24 1DE
67a Victoria Terrace Bedlington Northumberland NE22 5QD
34 Whitburn Hall Front Street Whitburn Sunderland Tyne and Wear SR6 7JQ
99 Sixth Street Horden Peterlee Durham SR8 4JX
1 Andhill House Hobsons Buildings Catchgate Stanley Durham DH9 8EU
18 Durham Road Chilton Ferryhill Durham DL17 0EX
11 Springfield Road Hexham Northumberland NE46 1DY
1 Quayside House High Street East End Sunderland Tyne and Wear SR1 2AY
37 Spout Lane Washington Village Washington Tyne and Wear NE38 7HP
39 Moulton Grove Fairfield Stockton-on-Tees Cleveland TS19 7RJ
33/33a Woodhorn Road Ashington Northumberland NE63 9AS
31/31a Woodhorn Road Ashington Northumberland NE63 9AS
32 Wadham Close Peterlee Peterlee Durham SR8 2NN
33 Luke Terrace Wheatley Hill Durham Durham DH6 3RX
29 Wharry Court Manor Park Newcastle upon Tyne Tyne and Wear NE7 7FT
51 Neville Court Washington Tyne and Wear NE37 3DY
57 Beaumont Court Pegswood Morpeth Northumberland NE61 6BF
6 Dilston Close Shiremoor Newcastle upon Tyne Tyne and Wear NE27 0TY
31 Dacre Street Laygate South Shields Tyne and Wear NE33 5QD

| Starting Bid

£77,500
£89,950
£45,000
£54,950
£15,000
£15,000
£60,000
£99,950
£150,000
£120,000
£45,000
£250,000
£19,950
£80,000
£54,950
£84,950
£39,950
£110,000
£135,000
£81,000
£72,000
£65,000
£34,950
£94,950
£9,950
£135,000
£161,000
£44,950

Address

Beadnell House Longhorsley Longhorsley Morpeth Northumberland NE65 8TG
12 Kingsmere Gardens Walker Newcastle upon Tyne Tyne and Wear NE6 3NP
18 Collingwood Court Sulgrave Washington Tyne and Wear NE37 3EB
10 Park Road Seaton Delaval Whitley Bay Northumberland NE25 0AD
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
79 Highfield Road Coastal South Shields Tyne and Wear NE34 6HG
27 Barmouth Close Wallsend Wallsend Tyne and Wear NE28 9AR
203 Queen Alexandra Road North Shields North Shields Tyne and Wear NE29 9BE
22 The Sycamores Edendale Avenue Blyth Blyth Northumberland NE24 5HS
45 Shafto Street Rosehill Wallsend Tyne and Wear NE28 7AL
75 Osborne Avenue Westoe South Shields Tyne and Wear NE33 3BX
6 St. Oswalds Terrace Shirey Row Houghton Le Spring Tyne and Wear DH4 4JX
74 Bamburgh Close Washington Tyne and Wear NE38 0HP
77 Hebron Avenue Pegswood Morpeth Northumberland NE61 6RJ
13 Station Road West Trimdon Colliery Trimdon Station Durham TS29 6BP
1 Dalmatia Terrace Blyth Blyth Northumberland NE24 3JY
6 Buttsfield Lane Knitsley Consett Durham DH8 9EN
2 Back Eldon Terrace Ferryhill Durham DL17 0AS
2 Edith Terrace Whickham Newcastle upon Tyne Tyne and Wear NE16 4AH
22 The Gables Widdrington Morpeth Northumberland NE61 5QY
50 South Terrace wallsend Wallsend Tyne and Wear NE28 6QE
Sweet P's Garden Centre, Sarah Street Hartlepool Durham TS25 1NZ
5 Olympia Hill Morpeth Morpeth Northumberland NE61 1JH
150 Ethel Street Benwell Newcastle upon Tyne Tyne and Wear NE4 8QA
22 Wellington Court Sulgrave Washington Tyne and Wear NE37 3DT
200 Brookland Terrace North Shields Tyne and Wear NE29 8EP

| Starting Bid

£260,000
£34,000
£12,000
£115,000
£49,950
£44,950
£139,950
£139,950
£59,950
£95,000
£59,950
£59,950
£52,000
£35,000
£58,000
£65,000
£30,000
£65,000
£219,950
£24,950
£109,950
£70,000
£45,000
£385,000
£169,950
£50,000
£30,000
£54,950

Let's talk auction...

CALLING ALL LANDLORDS!

DO YOU HAVE PROPERTY TO RENT OUT ANYWHERE IN THE NORTH EAST?

PATTINSON OFFER MORE:

- **DEAL WITH US DIRECT IN YOUR HOME TOWN**
- **26 INTERLINKED BRANCHES ACROSS THE NORTH EAST**
- **FULL MANAGEMENT OR TENANCY ONLY SERVICE AVAILABLE**



PATTINSON.CO.UK/RENT



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 26th June 2019

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 6% including 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 6% including 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: ☐

Buyers Details:

Full Name(s):

Company Name:

Date of Birth:

Address:

.....

.....

Post Code:.....

Mobile Number:.....

Telephone Number:.....

Email Address:.....

Solicitors Name:

Solicitors Address:

.....

.....

Post Code:.....

Telephone Number:

Signed: Date: X

by the buyer on his/her behalf and on behalf of any principle mentioned above. Please only sign the above if you have read and fully understand this agreement and read and agreed to our [Privacy Policy and GDPR Privacy Notice](#) found on our website pattinsonauctions.co.uk. 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

Card Number:

Start Date: Expiry Date:

Issue Number*: Security Code:

TO BE SHREDDED AFTER USE



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

Proxy Form for Conditional & Unconditional Lots

Please Select Method of Bidding:

Proxy: ☐ Telephone: ☐

I instruct Pattinson's to bid on my behalf in accordance with the terms and conditions printed within the Pattinson Auction catalogue and I understand that should my bid be successful I will be bound by those terms.

Under the conditional auction I will pay a £3,600 non refundable deposit and exchange contracts within 28 days (*if the buyer defaults in anyway and the sale fails to complete the buyer will forfeit the deposit*) and under the unconditional auction will pay a 10% subject to a minimum of £3,600 deposit and exchange contracts on the night of the auction.

By signing this form I confirm that I must stand by my highest bid that is made during the auction for 1 working day following the close of the auction. If successful I will pay any monies due as agreed in the terms and conditions within 1 working day by way of cleared funds to the auctioneer. I have also read and understood the contents of the legal pack and agree to any special conditions within the pack.

Date of auction: Lot Number:

The property is offered in the:

Conditional Auction: ☐ Unconditional Auction: ☐

Address of Lot:

.....

Post Code:

Maximum Bid: £

Maximum Bid in Words:

.....

If successful and paying by credit or debit card the buyer must be contactable on the night of the auction with sufficient funds available in the account. Alternatively cleared funds may be banked with Keith Pattinson prior to the auction which would be refunded the day after the auction if unsuccessful. I also authorize the payment of an administration fee of £780 including VAT payable to Keith Pattinson Ltd.

.....

Card Details:

Cardholder Name:

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

Buyers Details:

Full Name(s):

Company Name:

Date of Birth:

Address:

.....

Post Code:

Mobile Number:

Telephone Number:

Email Address:

Solicitors Name:

Solicitors Address:

.....

Post Code:

Telephone Number:

Signed: Date: X

by the buyer on his/her behalf and on behalf of any principle mentioned above. Please only sign the above if you have read and fully understand this agreement and read and agreed to our [Privacy Policy and GDPR Privacy Notice](#) found on our website pattinsonauctions.co.uk. 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

.....

Card Number:

Start Date: Expiry Date:

Issue Number*: Security Code:

TO BE SHREDDED AFTER USE

Let's talk auction...

General Conditions of Sale

GLOSSARY

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

Wherever it makes sense

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

- A 'person' includes a corporate body

- Words of one gender include the other genders

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

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

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

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

Administration Fee means the sum of £780 including VAT.

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

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

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

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

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

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

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

Auction the auction advertised in the **catalogue**

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

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

Auctioneers the auctioneers at the **auction**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ready to complete ready, willing and able to complete:

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

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

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

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

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

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

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

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

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

VAT value Added Tax or other tax of a similar nature

VAT option an option to tax

We (and us and our) the auctioneers

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

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

General Conditions of Sale

GENERAL CONDITIONS OF SALE

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2. Deposit

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

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

G2.2 The deposit:

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

G3. Between contract and completion

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

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

G4. Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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

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

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

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

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

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

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

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

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

G5. Transfer

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

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

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

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

liability.

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

G6. Completion

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

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

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

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

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

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

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

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

G7. Notice to complete

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

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

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

(a) terminate the contract

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

(c) forfeit the deposit and any interest on it

(d) resell the lot and

(e) claim damages from the buyer.

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

(a) terminate the contract and

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

G8. If the contract is brought to an end

If the contract is lawfully brought to an end:

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

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

G9. Landlord's licence

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

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

General Conditions of Sale

requires.

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

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

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

G10. Interest and apportionments

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

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

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

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

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

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

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

G11. Arrears

Part 1 Current Rent

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

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

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

arrears of current rent.

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

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

G12. Management

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

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

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

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

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

G13. Rent deposits

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

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

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

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

G14. VAT

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

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

G15. Transfer as a going concern

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

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

G16. Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

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

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

G19. Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

General Conditions of Sale

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

G19.5 Where relevant:

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

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

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

G20. TUPE

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

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service charge

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

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

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

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

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

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

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

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

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

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

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

G23. Rent reviews

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

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

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

G23.4 The seller must promptly:

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

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

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25. Warranties

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

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

to such lease showing itself registered as proprietor.

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

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

G28 Notices and other communications

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

G27.2 A communication may be relied on if:

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

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

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions

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

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

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

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

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



Pattinson
Auction

The Largest Independent Estate Agent in the North East

Our Branch Network

- | | |
|---------------------------------------------|-------------------|
| 1. Morpeth | 15. Low Fell |
| 2. Ashington | 16. Heaton |
| 3. Bedlington | 17. Forest Hall |
| 4. Blyth | 18. Wallsend |
| 5. Alnwick | 19. Jarrow |
| 6. Cramlington | 20. North Shields |
| 7. Whitley Bay | 21. South Shields |
| 8. Hexham | 22. Consett |
| 9. Peterlee | 23. Durham |
| 10. Whickham | 24. Washington |
| 11. West Road | 25. Sunderland |
| 12. Gosforth | 26. Houghton |
| 13. Teesside | |
| 14. Regional Centre
& Auction Department | |



Connect with us:



Auction

Mercantile House, Silverlink NE28 9NY
Tel: 0191 7371152

Alnwick

19 Bondgate Without, Alnwick,
NE66 1SF
Tel: 01665 604193

Ashington

95 Station Road, Ashington,
NE63 8RS
Tel: 01670 568096

Bedlington

17-18 Market Place, Bedlington,
NE22 5TN
Tel: 01670 568097

Blyth

76 Waterloo Road, Blyth, NE24 1DG
Tel: 01670 369000

Commercial

Mercantile House, Silverlink NE28 9NY
Tel: 0191 7371154

Consett

55 Medomsley Road, Consett, DH8 5HQ
Tel: 01207 508262

Cramlington

Blagdon House, Smithy Square,
Cramlington NE23 6QL
Tel: 01670 568098

Durham City

105 Gilesgate, Durham City, DH1 1JA
Tel: 0191 3832133

Forest Hall

17a Station Road North, Forest Hall, NE12 7AR
Tel: 0191 2150677

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

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 4775116

Whitley Bay

189a Park View, Whitley Bay, NE26 3RD
Tel: 0191 2531301