



Pattinson

Auction

North
West
Auction...

Wednesday
28th August
2019 - 1^{pm}

Preston Marriott
Hotel, Preston,
PR3 5JB



August Auction Catalogue

In this issue...

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



0161 697 4306
pattinsonauctions.co.uk

North West Auction

Wednesday 28th August 2019

A word from our Auction Director Justin...

We're anticipating another *scorching* event to see out Summer at our August North West live event, taking place at the Preston Marriott Hotel on Wednesday 28th August 2019. We'd love to see you there but don't worry if you can't make it, we have a host of bidding options available to you including bidding on your behalf.

There's something for everyone in this month's catalogue with everything ranging from one-bed apartments to five-bedroom detached properties & everything in between! We're confident of achieving some *sizzling* results this month so have a flick through our catalogue and give us a call on **0161 697 4306** should anything pique your interest!

You can find all our available properties in both our live and online auctions at pattinsonauctions.co.uk or give our friendly auction specialists a call on **0161 697 4306** to discuss any queries you may have regarding the auction process.

Happy bidding!

Justin Beckwith MNAV



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 **0161 697 4306** or visit **pattinsonauctions.co.uk**

Auction
success
story



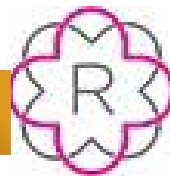
Edenfield Road, Rochdale, OL12 7PD

- End of Terrace
- Three Bedroom
- Garage
- Rear Garden

Starting Bid was **£90,000**

SOLD IN ONE DAY!!!

Sold at Auction for **£100,000**



ReviloHomes
Property... but done right!

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**.

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

Starting Bid **£13,000**



Sold For **£17,500**

- Stint Share of Land
- Ancient Right of Pasture
- Very Rare Opportunity

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**

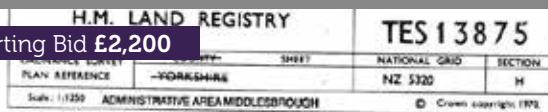


Sold For **£116,000**

- 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 West Auction

Wednesday 28th August 2019

North West Auction Index...

Unconditional Reservation Fee

Lot Address	Starting Bid	Lot Address	Starting Bid
11 Addison Street, Blackburn, BB2 1HN	£120,000	56 Field Lane, Litherland, Liverpool, Merseyside, L21 9QQ	£110,000
95 Alba Road, Newhall, Harlow, Essex, CM17 9LB	£250,000	52 Freeston Street, Cleethorpes, DN35 7PD	£50,000
96 Albert Street, Milnrow, Rochdale, OL16 3NS	£70,000	73 Freiston Road, Boston, PE21 0JG	£45,000
71 Aylesbury Road, London, SE17 2EH	£350,000	79 Garden Close, Northolt, UB5 5ND	£230,000
27 Beech Street, Padiham, Burnley, BB12 7EE	£40,000	30 Garstang Road South, Wesham, Preston, PR4 3BL	£40,000
65 Blakiston Street, Fleetwood, FY7 6BA	£55,000	78 Gaston Way, Shepperton, TW17 8ET	£350,000
99 Blisbury House Main Road, Wigtoft, Boston, PE20 2NJ	£170,000	75 Gladstone Close, Blackburn, BB2 4BG	£89,950
5 Brendon Close, Harlington, Hayes, UB3 5NQ	£125,000	47 Gloucester Road, Blackburn, BB1 3LE	£55,000
45 Briar Court, London Road, Cheam, Sutton, SM3 8JE	£200,000	31 Grasmere Avenue, Orpington, Kent, BR6 8HD	£350,000
14 Burlingham Park, Garstang, Preston, PR3 1PJ	£18,000	33 Great Thornton Street, Hull, East Riding of Yorkshire, HU3 2LT	£10,000
55 Calidore Close, Greater London, SW2 1HX	£200,000	35 Great Thornton Street, Hull, East Riding of Yorkshire, HU3 2LT	£10,000
74 Charlesworth Close, Liverpool, Merseyside, L31 4AB	£170,000	34 Greaves Street, Haslingden, Rossendale, BB4 4PE	£65,000
51 Charter Street, Accrington, BB5 0SA	£35,000	97 Hall Gate Lane, Stalmine, Poulton-le-Fylde, FY6 0LD	£18,000
12 Cherry Avenue, Anfield, Liverpool, Merseyside, L4 6UY	£45,000	88 Harvest Road, Englefield Green, Egham, TW20 0QT	£675,000
64 Chestnut Road, Walton, Liverpool, Merseyside, L9 1HY	£75,000	72 Hinde House Lane, Sheffield, S4 8HB	£78,000
85 Cheviot Street, Derby, Derbyshire, DE22 3EY	£85,000	89 Hymers Avenue, Hull, East Riding of Yorkshire, HU3 1LJ	£120,000
25 Chorley Old Road, Doffcocker, Bolton, BL1 5QH	£63,000	36 Leighton Hall, Leighton Street, Preston, PR1 8RH	£25,000
103 Church Street, Stanground, Peterborough, PE2 8HE	£128,000	17 Lion House Park Mill Road, Hailsham, East Sussex, BN27 2SE	£99,000
22 Conway House Samuel Street, Preston, PR1 4YJ	£15,000	82 Lister Hotel, Hornby Road, Blackpool, FY1 4QG	£65,000
57 Deepdene Close, E11 1PG	£950,000	77 Littleton Road, Salford, M7 3TJ	£145,000
37 Denmark Road, Lowestoft, Suffolk, NR32 2EQ	£20,000	62 Longmoor Lane, Fazakerley, Liverpool, Merseyside, L9 9DA	£100,000
83 Dukes Crescent, Edlington, Doncaster, DN12 1AZ	£33,000	48 Lower Broughton Road, Salford, M7 2LA	£145,000
6 Dyson Street, Blackburn, BB2 3RZ	£39,950	93 Mallard Chase, Hatfield, Doncaster, DN7 6ED	£115,000
10 Earl Street, Blackburn, Lancashire, BB1 7ND	£110,000	46 Manor Road, Blackburn, BB2 6LU	£175,000
24 Eastleigh Road, Leicester, Leicestershire, LE3 0DD	£110,000	50 Mark Street, Liverpool, Liverpool, L5 0RF	£32,500
61 Empress Street, Bolton, BL1 6AN	£80,000	15 Marfield Road, Liverpool, Merseyside, L12 8QB	£100,000



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**

Lot Address	Starting Bid	Lot Address	Starting Bid
76 Montgomery Annexe Demesne Road, Manchester, M16 8PH	£4,500	1 Prince of Wales House, Andover Road, Ludgershall, SP11 9LZ	£65,000
8 Montgomery House Demesne Road, Manchester, M16 8PH	£4,000	26 Pursehouse Way, Diss, Norfolk, IP22 4ET	£185,000
40 Montgomery House Demesne Road, Manchester, M16 8PH	£4,000	104 Queen Hotel, Rise Lane, Todmorden, OL14 7AA	£270,000
60 Montgomery House Demesne Road, Manchester, M16 8PH	£4,000	21 Queens Court Kenton Lane, Harrow, HA3 8RL	£230,000
86 Montgomery House Demesne Road, Manchester, M16 8PH	£5,000	69 Queensbury Close, Bedford, Bedfordshire, MK40 4RE	£100,000
90 Montgomery House Demesne Road, Manchester, M16 8PH	£5,000	49 Quilter Grove, Blackley, Manchester, M9 8DE	£75,000
53 Montrose Road, Leicester, Leicestershire, LE2 8SL	£114,999	66 Richmond Road, Accrington, BB5 0JB	£60,000
42 Newark House Loughborough Estate, SW9 7SH	£260,000	28 Rosebank Avenue, Blackpool, FY4 2PH	£110,000
67 Newport Road, Sandown, Isle of Wight, PO36 9LP	£50,000	102 Royds Lane, Rothwell, Leeds, LS26 0BE	£75,000
59 Norfolk Park Village, Norfolk Park Road, Sheffield, S2 2UA	£85,000	2 Sadler Street, Middleton, Manchester, M24 5UJ	£55,000
32 North Marine Road, Scarborough, North Yorkshire, YO12 7PE	£110,000	92 Shadsworth Road, Blackburn, BB1 2HN	£80,000
81 Nottingham Road, Ilkeston, Derbyshire, DE7 5AT	£54,999	80 Sizehouse Village, Haslingden, Rossendale, BB4 6TD	£45,000
3 Ockham Drive, Orpington, BR5 3DT	£220,000	84 Sluice Road, South Ferriby, Barton-upon-Humber, DN18 6JG	£70,000
39 Old Castle Walls Bolton Road, Banbury, Oxfordshire, OX16 5UL	£175,000	38 Sunnyhurst Park, Blackpool, FY4 2HR	£18,000
4 Oswald Street, Blackburn, BB1 7EF	£70,000	29 Swanston Court, Queens Road, Twickenham, TW1 4EZ	£270,000
87 Page Road, Coventry, West Midlands, CV4 8BG	£130,000	43 The Drive, Mablethorpe, LN12 1LX	£100,000
63 Pannell Avenue, Acklam , Middlesbrough, Cleveland , TS5 4PY	£60,000	41 The Old Rectory, Lumley Avenue, Skegness, PE25 2AT	£183,000
58 Pant Y Frith, Berthddu, Rhosesmor, Mold, Flintshire, CH7 6PX	£56,000	91 The Panorama Park Street, Ashford, Kent, TN24 8DF	£90,000
98 Park Road East, Sutton-on-Sea, Mablethorpe, LN12 2NL	£120,000	20 The Vocational Centre of Excellence, Preston Street, FY7 6JA	£199,950
16 Pemberton Street, Blackburn, BB1 9AB	£49,950	101 Trinity Walk, Barton-upon-Humber, DN18 5TX	£80,000
19 Percy Road, Leicester, Leicestershire, LE2 8FP	£55,000	7 Victoria Street, Aylesbury, Buckinghamshire, HP20 1LZ	£295,000
23 Pilgrim Mansions, Spain Lane, Boston, PE21 6HY	£55,000	44 Water Street, Accrington, BB5 6QZ	£30,000
13 Plymouth Road, Blackpool, FY3 7JS	£60,000	68 Wellington Close, Newton-le-Willows, Merseyside, WA12 9LU	£85,000
54 Poverty Lane, Liverpool, Merseyside, L31 3DU	£145,000	18 Westminster Road, Ellesmere Port, Cheshire, CH65 2EF	£70,000
94 Primrose Court, Liverpool, Merseyside, L36 8DH	£36,000	9 Wisteria Drive, Lower Darwen, Darwen, BB3 0QY	£105,000
100 Primrose Court, Liverpool, Merseyside, L36 8DH	£36,000	70 Yew Tree Road, Blackpool, FY3 7TZ	£33,000

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 0161 697 4306.

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)

Unconditional Lots

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

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

Conditional Lots - Reservation Fee ★

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

- Pay a 5% plus VAT reservation fee (to a minimum of £5,000 plus VAT)
- Exchange contracts within 28 days
- Complete the purchase within an additional 28 days of the exchange

Unconditional Lots - Reservation Fee ★

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

- Exchange contracts immediately
- Pay a 5% deposit and a 5% 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 **0161 697 4306** 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...

North West Auction

28th August 2019

1pm Registration - 1:30pm Start

Preston Marriott Hotel,
Garstang Road,
Broughton,
Preston,
PR3 5JB



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CASLES
estate agents

Andover Road, Ludgershall, SP11 9LZ

- Apartment
- One Bedroom
- Large Living Room/Kitchen
- Allocated Parking
- Close To Local Amenities

Lot
1

EPC - B

Unconditional Reservation Fee

Starting Bid £65,000

01264792793 Castles Estate Agent



mh
mcgowan homes

Sadler Street, Middleton, M24 5UJ

- Terraced Cottage
- Two Bedrooms
- In Need Of Refurbishment
- Ideal Investor Opportunity

Lot
2

EPC -

Unconditional Reservation Fee

Starting Bid £55,000

0161 655 4113 McGowan Homes



CAPITAL
ESTATE AGENTS

Ockham Drive, Orpington, BR5 3DT

- Semi Detached
- Three Bedrooms
- Quiet Location
- Double Glazed
- Close to Amenities

Lot
3

EPC - E

Unconditional Reservation Fee

Starting Bid £220,000

02083130010 Capital Estate Agents



Let's talk auction...

North West Auction

Wednesday 28th August 2019



Oswald Street, Blackburn, BB1 7EF

- Mid Terraced House
- Two Bedrooms
- Gas Central Heating
- Close To Local Amenities
- Rear Yard

Lot
4

EPC - F

Unconditional Reservation Fee

Starting Bid £70,000

01254 695555 Crown Estates



Brendon Close, Harlington, UB3 5NQ

- Studio
- One Bedroom
- Parking
- Communal Grounds
- Great links to M25

Lot
5

EPC - E

Unconditional Reservation Fee

Starting Bid £125,000

02085772777 Landmark Property Services



Dyson Street, Blackburn, BB2 3RZ

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Yard To The Rear
- Close To Local Amenities

Lot
6

EPC - E

Unconditional Reservation Fee

Starting Bid £39,950

01254 695555 Crown Estates



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Victoria Street, Aylesbury, HP20 1LZ

- End Terraced House
- Four Bedrooms
- Driveway
- Private Garden
- Renovated Throughout

Lot
7



EPC - E

Unconditional Reservation Fee

Starting Bid £295,000

07535 991 536 Open Day Auctions



Demesne Road, Manchester, M16 8PH

- Apartment
- One Bedroom
- 24 Hour Security
- Communal Lounge
- Secure Door Entry System

Lot
8



EPC -

Unconditional Reservation Fee

Starting Bid £4,000

01204 895999 Simply Residential



Wisteria Drive, Lower Darwen, BB3 0QY

- Semi Detached House
- Three Bedrooms
- Garden
- Gas Central Heating
- Driveway

Lot
9



EPC - C

Unconditional Reservation Fee

Starting Bid £105,000

01254 695555 Crown Estates

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Earl Street, Blackburn, BB1 7ND

- Terraced House
- Four Bedroom
- Gas Central Heating
- Rear Yard
- Close To Local Amenities

Lot
10



EPC - D

Unconditional Reservation Fee

Starting Bid £110,000

01254 695555 Crown Estates



Addison Street, Blackburn, BB2 1HN

- Semi Detached House
- Four Bedrooms
- Gas Central Heating
- Garden To The Rear
- Driveway

Lot
11



EPC - C

Unconditional Reservation Fee

Starting Bid £120,000

01254 695555 Crown Estates



Cherry Avenue, Anfield, L4 6UY

- Ground floor A1 retail unit
- NIA 51.76sqm (557sqft)
- Very prominent corner position
- For sale with vacant possession
- Set along established retail parade
- Freehold title

Lot
12

EPC -

Unconditional Reservation Fee

Starting Bid £45,000

0151 260 0300 Priory Property Services



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Plymouth Road, Blackpool, FY3 7JS

Lot
13

- Two storey, three floor property
- Ground floor A1 retail unit
- First floor two bedroom apartment
- Additional storage space in cellar
- Very prominent corner position
- Freehold title

EPC -

Unconditional Reservation Fee

Starting Bid £60,000

01253 420420 Kenricks Commercial Estate Agents



Burlingham Park, Garstang, PR3 1PJ

Lot
14

- Caravan
- One Bedroom
- Gas Central Heating
- Off Street Parking
- Exclusively For Over 50's

EPC -

Unconditional Reservation Fee

Starting Bid £18,000

07872894192 Sell My Group



Martfield Road, Liverpool, L12 8QB

Lot
15

- Semi Detached House
- Three Bedrooms
- Gas Central Heated With Combi Boiler
- Ideal Property To Improve
- Street Parking - Many Local Amenities

EPC - E

Unconditional Reservation Fee

Starting Bid £100,000

0151 372 0162

Deeds Property.com

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Pemberton Street, Blackburn, BB1 9AB

- Terraced Property
- Two Bedrooms
- Yard To The Rear
- Close To Local Amenities
- Gas Central Heating

Lot
16



EPC - F

Unconditional Reservation Fee

Starting Bid £49,950

01254 695555 Crown Estates



Mill Road, Hailsham, BN27 2SE

- Mobile Home
- Two Bedrooms
- Over 50's Only
- No Pets Allowed
- Communal Parking

Lot
17



EPC -

Unconditional Reservation Fee

Starting Bid £99,000

01254 234242 Duckworths Estate Agents



Westminster Road, Ellesmere Port, CH65 2EF

- Terraced House
- Three Bedrooms
- Gas Central Heating
- Rear Yard
- Close To Local Amenities

Lot
18



EPC - D

Unconditional Reservation Fee

Starting Bid £70,000

0151 339 7373 Platinum



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Percy Road, Leicester, LE2 8FP

- Duplex Apartment
- One Bedroom
- Electric Heating
- Intercom Door Entry System
- Reception Room
- Currently Tenanted Achieving £425 PCM

Lot
19

EPC - C

Unconditional Reservation Fee

Starting Bid £55,000

01162044920

Martin & Co - Leicester



Preston Street, Fleetwood, FY7 6JA

- Two storey, three floor property
- NIA 814.22sqm (8,761sqft)
- Excellent town centre location
- Double glazing and gas central heating
- Part air conditioning installed
- Freehold title

Lot
20

EPC -

Unconditional Reservation Fee

Starting Bid £199,950

01253 751616

Michael Cuddy



Kenton Lane, Harrow, HA3 8RL

- First Floor Flat
- Two Bedrooms
- 66 Year Lease
- Close To Local Amenities
- Gas Central Heating

Lot
21

EPC - D

Unconditional Reservation Fee

Starting Bid £230,000

0161 697 4306

Pattinson Auction

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Samuel Street, Preston, PR1 4YJ

- Apartment
- One Bedroom
- Bio Mass Central Heating
- Ideal Investment
- Close To Local Amenities

Lot
22

EPC - D

Unconditional Reservation Fee

Starting Bid £15,000

01253 627111 Tiger



Pilgrim Mansions, Spain Lane, PE21 6HY

- Apartment
- Two Bedrooms
- In Need Of Refurbishment
- Intercom System
- Electric Storage Heating

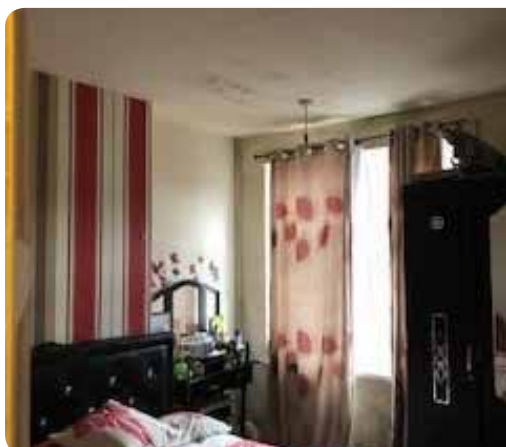
Lot
23

EPC - D

Unconditional Reservation Fee

Starting Bid £55,000

01205 365032 Bruce Mather



Eastleigh Road, Leicester, LE3 0DD

- End Terraced House
- Two Bedrooms
- Fitted Kitchen
- Close To Local Amenities
- Double Glazing

Lot
24

EPC - D

Unconditional Reservation Fee

Starting Bid £110,000

0116 296 6836 Leicester Estates Management



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Concept



Chorley Old Road, Doffcocker, BL1 5QH

- Terraced House
- Two Bedrooms
- Enclosed Private Garden
- Close To Local Amenities
- On Street Parking

Lot
25

EPC - D

Unconditional Reservation Fee

Starting Bid £63,000

01204 690 123 Concept Homes



PARSON
Your Local Independent Estate Agent



Pursehouse Way, Diss, IP22 4ET

- Detached Bungalow
- Two Bedrooms
- Conservatory
- Garage
- Quiet Cul De Sac

Lot
26

EPC - C

Unconditional Reservation Fee

Starting Bid £185,000

01379 650680 Parson



DUCKWORTHS
estate agents



Beech Street, Padiham, BB12 7EE

- End Terraced House
- Two Bedrooms
- Yard To The Rear
- Ideal For Investors And Landlords
- Close To Local Amenities

Lot
27

EPC - E

Unconditional Reservation Fee

Starting Bid £40,000

01282 412777 Duckworths Estate Agents

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Rosebank Avenue, Blackpool, FY4 2PH

- Terraced House
- Three Bedrooms
- Recently Renovated Throughout
- Off Road Parking
- Karndean Flooring Downstairs

Lot
28

EPC - C

Unconditional Reservation Fee

Starting Bid £110,000

0161 697 4306 Pattinson Auction



Swanston Court, Queens Road, TW1 4EZ

- Cash Buyers Only
- Top Floor Apartment
- Two Bedrooms
- Rental Yield Circa 5.6%
- Secure Entry Phone
- Previously Rented £1450 PCM

Lot
29

EPC - B

Unconditional Reservation Fee

Starting Bid £270,000

020 8744 0101 Chase Buchanan



Garstang Road South, Wesham, PR4 3BL

- Two storey terraced property
- Ground floor A1 retail unit
- Storage space to first floor
- NIA 107.6sqm (1,158sqft)
- Great potential for development (STPP)
- Freehold title

Lot
30

EPC -

Unconditional Reservation Fee

Starting Bid £40,000

01253 420420 Kenricks Commercial Estate Agents



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Anthony Martin
Trade Agents

Grasmere Avenue, Orpington, BR6 8HD

- Semi Detached
- Three Bedrooms
- Lounge / Diner
- Driveway
- In need of Refurbishment

**Lot
31**

EPC - E

Unconditional Reservation Fee

Starting Bid £350,000

01689850111

Anthony Martin



Jacksons
PROPERTY ADVISOR

North Marine Road, Scarborough, YO12 7PE

- Three storey mid-terrace
- Ground floor A1 retail
- Two upper floor tenanted flats
- Annual rental income of £7,280
- Freehold title
- Town centre location

**Lot
32**

EPC -

Unconditional Reservation Fee

Starting Bid £110,000

01723 379991

Jacksons



 **Pattinson**
Auction

Great Thornton Street, Hull, HU3 2LT

- Ninth Floor Flat
- One Bedroom
- Off Street Parking
- Secure Intercom Entrance
- Tenant Paying £272.00 Four Weekly

**Lot
33**

EPC -

Unconditional Reservation Fee

Starting Bid £10,000

0161 697 4306

Pattinson Auction

Let's talk auction...

North West Auction

Wednesday 28th August 2019



KEENANS
-estateagents.co.uk



Greaves Street, Haslingden, BB4 4PE

- Terraced House
- One Bedroom
- Ideal First Time Buy
- Rear Yard
- Close To Local Amenities

Lot
34

EPC - E

Unconditional Reservation Fee

Starting Bid £65,000

01706 215 618 Keenans



 **Pattinson**
Auction

Great Thornton Street, Hull, HU3 2LT

- Ninth Floor Flat
- Two Bedroom
- Parking
- Secure Entrance
- 95 Years Left On Lease
- Tenant Paying £296.92 Four weekly

Lot
35

EPC -

Unconditional Reservation Fee

Starting Bid £10,000

0161 697 4306 Pattinson Auction



 **Tiger**
Estate Agents



Leighton Hall, Leighton Street, PR1 8RH

- Apartment
- One Bedroom
- Communal Gardens
- Residential Parking
- Ideal Investment

Lot
36

EPC -

Unconditional Reservation Fee

Starting Bid £25,000

01253 627111 Tiger



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HARDIMANS

Denmark Road, Lowestoft, NR32 2EQ

- Studio Flat
- Second Floor Flat
- Requires Updating
- Short walk to town centre
- No onward chain

Lot
37



EPC - E

Unconditional Reservation Fee

Starting Bid £20,000

01502 515999 Hardimans



Sell my Group
in partnership with
Pattinson Auctions

Sunnyhurst Park, Blackpool, FY4 2HR

- Park Home
- One Bedroom
- Gas Central Heating
- Parking To The Front
- Close To Local Amenities

Lot
38



EPC -

Unconditional Reservation Fee

Starting Bid £18,000

07872894192 Sell My Group



DOORSTEPS.CO.UK
BETTER SERVICE, MUCH BETTER PRICE

Bolton Road, Banbury, OX16 5UL

- Character Property
- Two Bedrooms
- Development opportunity
- Annexe potential
- Large Garage

Lot
39



EPC - F

Unconditional Reservation Fee

Starting Bid £175,000

07960892271 Doorsteps

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Demesne Road, Manchester, M16 8PH

- Room
- One Bedroom
- 24 Hour Security
- Secure Door Entry System
- Vacant Possession

Lot
40

EPC -

Unconditional Reservation Fee

Starting Bid £4,000

01204 895999

Simply Residential



Lumley Avenue, Skegness, PE25 2AT

- Detached House
- Five Bedrooms
- Driveway & Garage
- Enclosed Gardens
- Within 350 metres of the Town Centre & Sea Front

Lot
41

EPC - E

Unconditional Reservation Fee

Starting Bid £183,000

01754769769

Lovelle



Loughborough Estate, London, SW9 7SH

- Apartment
- 2 Double Bedrooms
- Double Glazing
- Nearby shops and amenities
- Close to Transport Links

Lot
42

EPC - C

Unconditional Reservation Fee

Starting Bid £260,000

0207 326 7929

Foster & Edwards

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LOVELLE
ESTATE AGENCY

The Drive, Mablethorpe, LN12 1LX

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Enclosed Garden
- No Upper Chain

Lot
43



EPC - D

Unconditional Reservation Fee

Starting Bid £100,000

01507 478297 Lovelle



DUCKWORTHS
estate agents

Water Street, Accrington, BB5 6QZ

- Terraced House
- Two Bedrooms
- Enclosed Rear Yard
- Ideal For Investors
- General Updating Required

Lot
44



EPC - G

Unconditional Reservation Fee

Starting Bid £30,000

01254 234242 Duckworths Estate Agents



Elizabeth Scott
Estate Lettings & Property Management

London Road, Cheam, SM3 8JE

- Apartment
- Two Double Bedrooms
- Parking
- Close to Amenities
- Communal Gardens

Lot
45



EPC - D

Unconditional Reservation Fee

Starting Bid £200,000

020 8393 0285 Elizabeth Scott - Stoneleigh

Let's talk auction...

North West Auction

Wednesday 28th August 2019



CROWN ESTATES

Manor Road, Blackburn, BB2 6LU

- Terraced House
- Six Bedrooms
- Gas Central Heating
- Two Reception Rooms
- Yard To The Rear

Lot
46



EPC - C

Unconditional Reservation Fee

Starting Bid £175,000

01254 695555 Crown Estates



CROWN ESTATES

Gloucester Road, Blackburn, BB1 3LE

- End Terrace Property
- Three Bedrooms
- Gas Central Heated & Double Glazed
- Gardens to Front and Rear
- Convenient Location

Lot
47

EPC - D

Unconditional Reservation Fee

Starting Bid £55,000

01254 695555 Crown Estates



THE
MANCHESTER
ESTATE AGENT

Lower Broughton Road, Salford, M7 2LA

- Apartment
- Two Bedrooms
- Secure Parking
- Gated Development
- Close To Local Amenities

Lot
48



EPC -

Unconditional Reservation Fee

Starting Bid £145,000

0161 826 9190 The Manchester Agent



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Quilter Grove, Blackley, M9 8DE

- Two Bed Bay Fronted Garden Terraced
- Gas Central Heated / uPVC Double Glazed
- Two Reception Rooms And Kitchen
- Three-Piece Bathroom
- Enclosed Paved Yard

Lot
49

EPC - E

Unconditional Reservation Fee

Starting Bid £75,000

0161 655 4113 McGowan Homes



Mark Street, Liverpool, L5 0RF

- First Floor Flat
- Two Bedrooms
- Leasehold
- Communal Yard To The Rear
- Heating

Lot
50

EPC - C

Unconditional Reservation Fee

Starting Bid £32,500

0151 260 0300 Priory Property Services



Charter Street, Accrington, BB5 0SA

- Terraced House
- Two Bedrooms
- Good Sized Rear Yard
- Requires Modernisation
- On Street Parking

Lot
51

EPC - D

Unconditional Reservation Fee

Starting Bid £35,000

01282 412777 Duckworths Estate Agents

Let's talk auction...

North West Auction

Wednesday 28th August 2019



LOVELLE
ESTATE AGENCY

Freeston Street, Cleethorpes, DN35 7PD

- Detached House
- Two Bedrooms
- Gas Central Heating
- Front Garden
- Freehold

Lot
52



EPC - E

Unconditional Reservation Fee

Starting Bid £50,000

01472 812250 Lovelle



next city

Montrose Road, Leicester, LE2 8SL

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Patio Garden
- On Street Parking

Lot
53



EPC - E

Unconditional Reservation Fee

Starting Bid £114,999

0151 424 2502 Next City



Loc8

Poverty Lane, Liverpool, L31 3DU

- Semi Detached Bungalow
- Two Bedrooms
- Front & Rear Gardens
- Driveway & Garage
- Gas Central Heating

Lot
54



EPC - D

Unconditional Reservation Fee

Starting Bid £145,000

0151 526 1455 Loc8



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Calidore Close, London, SW2 1HX

- Recently Refurbished
- Modern Kitchen
- Double Bedroom
- Close To Local Amenities

Lot
55



EPC -

Unconditional Reservation Fee

Starting Bid £200,000

0208 7727200 Ludlow Thompson



Field Lane, Litherland, L21 9QQ

- Top Floor Apartment
- Two Bedrooms
- Electric Heating
- Allocated Parking
- Communal Gardens

Lot
56



EPC - C

Unconditional Reservation Fee

Starting Bid £110,000

0151 630 5888 iLets Go Properties



Deepdene Close, London, E11 1PG

- Four Bedrooms
- Large Dining Room
- Double Detached Garage
- Three Bathrooms
- Secluded Garden

Lot
57



EPC - D

Unconditional Reservation Fee

Starting Bid £950,000

02085027667 Hunt Property Services

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Pant Y Ffrith, Berthddu, Rhosesmor, CH7 6PX

- Stone Cottage
- One Bedroom
- Renovation Project
- Beautiful Location
- CASH BUYERS ONLY

Lot
58

EPC -

Unconditional Reservation Fee

Starting Bid £56,000

01352 711170 Reid & Roberts



BELVOIR!

Norfolk Park Road, Sheffield, S2 2UA

- Semi Detached House
- Six Bedrooms
- Leasehold
- Perfect Investment
- Potential Rental Income £18,720 PA
- Gas Central Heating

Lot
59

EPC -

Unconditional Reservation Fee

Starting Bid £85,000

0114 252 5215 Belvoir



Demesne Road, Manchester, M16 8PH

- Room
- One Bedroom
- Secure Door Entry System
- Communal Lounge
- 24 Hour Security

Lot
60

EPC -

Unconditional Reservation Fee

Starting Bid £4,000

01204 895999 Simply Residential



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Empress Street, Bolton, BL1 6AN

- Terraced House
- Three Bedrooms
- Gas Central Heating
- Vacant Possession
- Rear Yard

Lot
61

EPC - E

Unconditional Reservation Fee

Starting Bid £80,000

01204 895999 Simply Residential



Longmoor Lane, Fazakerley, L9 9DA

- Two storey corner property
- Fully tenanted investment
- Ground floor A1 hair and beauty salon
- First floor one bedroom apartment
- Current annual income of £9,540
- Freehold title

Lot
62

EPC -

Unconditional Reservation Fee

Starting Bid £100,000

0151 526 1455 Loc8



Pannell Avenue, Acklam, TS5 4PY

- Mid Terrace House
- Three Bedrooms
- Front & Rear Gardens
- On Street Parking
- Fitted Kitchen

Lot
63

EPC - D

Unconditional Reservation Fee

Starting Bid £60,000

01287 288200 Burrows

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Chestnut Road, Walton, L9 1HY

- Semi Detached Bungalow
- Two Bedrooms
- Gardens to Front & Rear
- Driveway
- Close To Local Amenities

Lot
64

EPC - C

Unconditional Reservation Fee

Starting Bid £75,000

0151 526 1455 Loc8



Blakiston Street, Fleetwood, FY7 6BA

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Ideal For First Time Buyers
- Close To Local Amenities

Lot
65

EPC - E

Unconditional Reservation Fee

Starting Bid £55,000

01253 627111 Tiger



Richmond Road, Accrington, BB5 0JB

- Semi Detached House
- Two Bedrooms
- Front & Rear Gardens
- Close To Local Amenities
- Perfect Home For Anyone

Lot
66

EPC -

Unconditional Reservation Fee

Starting Bid £60,000

01254 389384 Keenans - Accrington



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Newport Road, Sandown, PO36 9LP

- Apartment
- One Bedroom
- Off Road Parking
- Close To Local Amenities
- Tenant-In-Situ.

Lot
67

EPC -

Unconditional Reservation Fee

Starting Bid £50,000

01983521212

Red Squirrel



Wellington Close, Newton-le-Willows, WA12 9LU

- Semi Detached House
- Two Bedrooms
- Rear Garden
- Driveway
- Close To Local Amenities

Lot
68

EPC - D

Unconditional Reservation Fee

Starting Bid £85,000

01925 290290

Think Estate Agents



Queensbury Close, Bedford, MK40 4RE

- End Terraced House
- One Bedroom
- Ideal FTB or B2L investment
- Close To Local Amenities
- Communal Parking

Lot
69

EPC - D

Unconditional Reservation Fee

Starting Bid £100,000

07960892271

Doorsteps

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Yew Tree Road, Blackpool, FY3 7TZ

- Ground Floor Apartment
- One Bedroom
- Ideal Investment
- Communal Gardens
- Recently Decorated

Lot
70

EPC - D

Unconditional Reservation Fee

Starting Bid £33,000

01253 928200 Move Holmes Ltd



Aylesbury Road, London, SE17 2EH

- Two Bed Apartment
- Own Entrance
- Private South Facing Garden
- 153 Year Lease
- Close To Local Amenities

Lot
71

EPC - D

Unconditional Reservation Fee

Starting Bid £350,000

020 7820 4100 Ludlow Thompson



Hinde House Lane, Sheffield, S4 8HB

- Semi Detached House
- Three Bedrooms
- Garage
- Garden To The Rear
- Currently Tenanted Achieving £525 PCM

Lot
72

EPC -

Unconditional Reservation Fee

Starting Bid £78,000

0114 243 0786 Global Letting



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Freiston Road, Boston, PE21 0JG

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Close To Local Amenities
- Rear Yard

Lot
73

EPC - E

Unconditional Reservation Fee

Starting Bid £45,000

01205 336122 Fairweather



Charlesworth Close, Liverpool, L31 4AB

- Semi Detached House
- Three Bedrooms
- Front & Rear Gardens
- Off Road Parking & Garage
- Gas Central Heating

Lot
74

EPC - D

Unconditional Reservation Fee

Starting Bid £170,000

0151 526 1455 Loc8



Gladstone Close, Blackburn, BB2 4BG

- Ground Floor Apartment
- Two Bedrooms
- Gas Central Heating
- Parking Space
- Close To Local Amenities

Lot
75

EPC - B

Unconditional Reservation Fee

Starting Bid £89,950

01254 695555 Crown Estates

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Demmesne Road, Manchester, M16 8PH

- Room
- Double Bedroom
- 24 HR Security
- Secure Door Entry System
- Free Gym On Site
- Private Garden & Parking

Lot
76

EPC -

Unconditional Reservation Fee

Starting Bid £4,500

01204 895999

Simply Residential



THE
MANCHESTER
ESTATE AGENT



Littleton Road, Salford, M7 3TJ

- Terraced Property
- Five Bedrooms
- Gas Central Heating
- On Street Parking
- Rear Garden

Lot
77

EPC - D

Unconditional Reservation Fee

Starting Bid £145,000

0161 826 9190

The Manchester Agent



Newboulds & Co



Gaston Way, Shepperton, TW17 8ET

- Three Bedrooms
- Semi Detached
- Rear Garden
- In need of full refurbishment

Lot
78

EPC - E

Unconditional Reservation Fee

Starting Bid £350,000

01932 232927

Newboulds & Co.



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Garden Close, Northolt, UB5 5ND

- Maisonette
- Two Bedrooms
- Gas Central Heating
- Garage
- Private section of Garden

Lot
79

EPC - E

Unconditional Reservation Fee

Starting Bid £230,000

020 8422 5222 David Conway



Sizehouse Village, Haslingden, BB4 6TD

- Top Floor Flat
- One Bedroom
- Off Road Parking
- Garage
- Ideal Investment

Lot
80

EPC - C

Unconditional Reservation Fee

Starting Bid £45,000

01706 215 618 Keenans



Nottingham Road, Ilkeston, DE7 5AT

- End Terraced House
- Two Bedrooms
- Gas Central Heating
- Garden To The Rear
- Requires Modernisation

Lot
81

EPC - D

Unconditional Reservation Fee

Starting Bid £54,999

07454 777552 Harry Albert Lettings & Estates

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Homby Road, Blackpool, FY1 4QG

- Three storey terraced property
- Hotel with 12 letting bedrooms
- Private owner accommodation
- Great town centre location
- Central heating and L2 fire alarm
- Freehold title

Lot
82

EPC -

Unconditional Reservation Fee

Starting Bid £65,000

01253 420420

Kenricks Commercial Estate Agents



Dukes Crescent, Edlington, DN12 1AZ

- Mid Terraced House
- Three Bedrooms
- Gas Central Heating
- Front & Rear Garden
- Currently Tenanted Achieving £400 PCM.

Lot
83

EPC - E

Unconditional Reservation Fee

Starting Bid £33,000

01302 300027

Hayes



Sluice Road, South Ferriby, DN18 6JG

- 1920's Semi-Detached House
- Spectacular Humber Views
- Two Double Bedrooms
- Two Bathrooms
- Beautiful Log Burner
- Extensive Private Rear Garden

Lot
84

EPC - D

Unconditional Reservation Fee

Starting Bid £70,000

01652636587

Lovelle



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Cheviot Street, Derby, DE22 3EY

- End Terraced House
- Two Bedrooms
- Off Road Parking For Three Cars
- Large Private Garden
- Currently Tenanted

Lot
85



EPC - E

Unconditional Reservation Fee

Starting Bid £85,000

07960892271

Doorsteps



Demesne Road, Manchester, M16 8PH

- Student Room
- One Bedroom
- On Site Security
- On Site Gym
- Parking On Site

Lot
86



EPC -

Unconditional Reservation Fee

Starting Bid £5,000

01204 895999

Simply Residential



Page Road, Coventry, CV4 8BG

- Semi Detached House
- Three Bedrooms
- Gas Central Heating
- Ideal FTB or Investor Opportunity
- Rear Garden

Lot
87



EPC - D

Unconditional Reservation Fee

Starting Bid £130,000

01788 573008

Redbrick

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Harvest Road, Englefield Green, TW20 0QT

- Detached chalet bungalow
- Tucked away location
- Modernisation required
- Four bedrooms
- Jack & Jill en-suite
- Family bathroom

Lot
88

EPC - D

Unconditional Reservation Fee

Starting Bid £675,000

01784 434 304 Townends



Hymers Avenue, Hull, HU3 1LJ

- Divided Into Two Self Contained Flats
- Both Flats Comprise of:
- Lounge, Kitchen, Two Bedrooms and Bathroom
- Substantial End Terrace House
- Ideal Investment

Lot
89

EPC - E

Unconditional Reservation Fee

Starting Bid £120,000

01482 643777 Lovelle



Demesne Road, Manchester, M16 8PH

- Student Room
- On Site Gym
- On Site Wifi
- On Site Security
- Parking On Site

Lot
90

EPC -

Unconditional Reservation Fee

Starting Bid £5,000

01204 895999 Simply Residential



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Park Street, Ashford, TN24 8DF

- Apartment
- One Bedroom
- 24-hour Concierge Service
- Modern Finish Throughout
- Walking Distance to International Station
- Cash Buyers Only

**Lot
91**

EPC - C

Unconditional Reservation Fee

Starting Bid £90,000

01233632383 Andrew & Co



Shadsworth Road, Blackburn, BB1 2HN

- Cottage
- Two Bedrooms
- Gas Central Heating
- Front & Rear Gardens
- Close To Local Amenities

**Lot
92**

EPC - D

Unconditional Reservation Fee

Starting Bid £80,000

01254 695555 Crown Estates



Mallard Chase, Hatfield, DN7 6ED

- End-Terrace
- Three Bedrooms
- Private Garden
- Kitchen/Diner
- Gas Central Heating
- No Upper Chain

**Lot
93**

EPC - C

Unconditional Reservation Fee

Starting Bid £115,000

01302 327 341 Portfield Garrard & Wright

Let's talk auction...

North West Auction

Wednesday 28th August 2019



Primrose Court, Liverpool, L36 8DH

- Semi Detached House
- Three Bedrooms
- Front & Rear Gardens
- Close To Local Amenities
- Double Glazed

Lot
94

EPC - E

Unconditional Reservation Fee

Starting Bid £36,000

0151 260 0300 Priority Property Services



Alba Road, Newhall, CM17 9LB

- End-Terrace
- Two Bedrooms
- Freehold
- Off Street Parking
- Good Location

Lot
95

EPC -

Unconditional Reservation Fee

Starting Bid £250,000

01279410084 Kings Group



Albert Street, Milnrow, OL16 3NS

- Terraced House
- Two Bedrooms
- On Street Parking
- Gas Central Heating
- Investment Opportunity

Lot
96

EPC - D

Unconditional Reservation Fee

Starting Bid £70,000

01706 515161 Revilo Homes



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Hall Gate Lane, Stalmine, FY6 0LD

- Good Location in the Park
- Private Drive
- Double Glazing
- Central Heating

Lot
97

EPC -

Unconditional Reservation Fee

Starting Bid £18,000

07872894192

Sell My Group



Park Road East, Sutton-on-Sea, LN12 2NL

- Detached Property
- Ground Floor Flat - Two Bedrooms
- First Floor Flat - Three Bedrooms
- Off Road Parking
- Gas Central Heated & Double Glazed
- Low Maintenance Garden

Lot
98

EPC - D

Unconditional Reservation Fee

Starting Bid £120,000

01507 441166

Hunters



Main Road, Wigtoft, PE20 2NJ

- Four Bedrooms
- Three Reception Rooms
- Village Location
- Oil Central Heating
- Conservatory

Lot
99

EPC - F

Unconditional Reservation Fee

Starting Bid £170,000

01205 365032

Bruce Mather



Let's talk auction...

North West Auction

Wednesday 28th August 2019



Primrose Court, Liverpool, L36 8DH

- Semi Detached House
- Three Bedrooms
- Front & Rear Garden
- Close To Local Amenities
- Kitchen

Lot
100



EPC - C

Unconditional Reservation Fee

Starting Bid £36,000

0151 260 0300 Priority Property Services



Trinity Walk, Barton-upon-Humber, DN18 5TX

- Mid Terrace House
- Two Bedrooms
- Enclosed Rear Garden
- Allocated Parking
- Close To Local Amenities

Lot
101



EPC - C

Unconditional Reservation Fee

Starting Bid £80,000

01652 636587 Lovelless Barton



Royds Lane, Rothwell, LS26 0BE

- End Terraced House
- Two Bedrooms
- Vacant Possession
- In Need Of Full Modernisation
- Close To Local Amenities

Lot
102



EPC - D

Unconditional Reservation Fee

Starting Bid £75,000

0113 205 9400 Barrington & Blake



To see how we can help you buy, sell and move call our auction specialists on **0161 697 4306** or visit **pattinsonauctions.co.uk**



Church Street, Stanground, PE2 8HE

- End Terraced House
- Two Bedrooms
- Ideal First Time Buy
- Rear Garden
- Close To Local Amenities

Lot
103



EPC - D

Unconditional Reservation Fee

Starting Bid £128,000

01733794200

Mandairst Estate Agents



Rise Lane, Todmorden, OL14 7AA

- Two storey, three floor detached property
- Public house, restaurant and hotel
- Ten letting bedrooms (all en-suite)
- 2 bed private owner accommodation
- Popular outdoor beer garden
- Freehold title

Lot
104



EPC -

Unconditional Reservation Fee

Starting Bid £270,000

07960892271

Doorsteps



Let's talk auction...

North West Auction

Wednesday 28th August 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 **0161 697 4306** 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;

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

G19.5 Where relevant:

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

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

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

G20. TUPE

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

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service charge

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

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

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

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

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

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

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

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

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

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

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

G23. Rent reviews

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

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

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

G23.4 The seller must promptly:

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

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

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25. Warranties

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

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

to such lease showing itself registered as proprietor.

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

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

G28 Notices and other communications

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

G27.2 A communication may be relied on if:

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

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

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions

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

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

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

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

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

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