

**Newcastle Falcons**  
**Rugby Club**  
**NE13 8AF**  
*5pm - Registration*

**106**  
**LOTS!**

**North East Auction:**  
**Wednesday**  
**30<sup>th</sup> October**



# Auction Catalogue

North East October 2019

## In this issue...



Pattinson Auction News



Why Auction?



Success Stories



Featured Properties



Upcoming Auction Dates



Pattinson Rental News



Online Auction -  
*Properties still available*

Deepdale Close, Wickham, Newcastle NE16 5SN

Auction  
success  
story

Starting Bid was **£160,000**

Sold at Auction for **£217,000!**



**0191 737 1152**  
pattinsonauctions.co.uk



TheNegotiator  
*Awards*

In recognition of our continued success  
we've been shortlisted for 2 categories  
at The Negotiator Awards 2019!



To see how we can help you buy, sell and move call our auction  
specialists on **0191 737 1152** or visit **[pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)**

# Why Auction?



## Security

You will have the comfort of a non-refundable reservation fee or deposit from any prospective purchaser. You also have the security of your reserve price which, your property won't sell below your agreed amount.



## Paid Entry

You have the option to pay the sales fee instead of having the additional reservation fee collected from the buyer. In this case, a deposit will be collected from the buyer to secure the sale.



## Speed

With auction you can decide whether you would like the sale to complete within 28 or 56 days. The buyer and their solicitor have to work within these time-scales or the buyer could lose their deposit.



## Sell for Free

You also have the option to sell through the Unconditional or Conditional routes without any auction or estate agency fees. An additional reservation fee is collected from the buyer allowing us to give you the full auction advertising and marketing without any costs to you.



Let's talk auction...



## Definition of Auction Terms

We've outlined the key terms of each auction lot so you know exactly what you're bidding on. For more information speak to one of our auction specialists at the auction event or call us on 0191 737 1152.

### Conditional Lots

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

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

### 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 **0191 737 1152** or visit **[pattinsonauctions.co.uk](http://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...

# 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](http://pattinson.co.uk/commercial)**

High Street East & Laburnum Avenue, Wallsend, NE28 8PF

Starting Bid **£135,000**



Sold For **£177,000**

- Three Storey Retail Property
- 527sqm of Retail & Storage
- Additional Ground Floor Retail Unit

Worden Lane, Leyland, Lancashire, PR25 3EL

Starting Bid **£55,000**

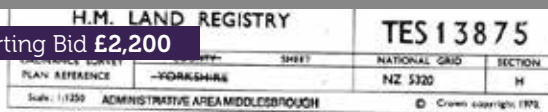


Sold For **£116,000**

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

3x Freehold Titles, Ground Rent Investment, Middlesbrough

Starting Bid **£2,200**



Sold For **£6,500**

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

Whitehouse Social Club, Blackfell Village Centre, NE37 1LL

Starting Bid **£30,000**



Sold For **£50,500**

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

Let's talk property...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



We are taking entries for our upcoming auctions.

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

**0191 737 1152**

[northeast@pattinson.co.uk](mailto:northeast@pattinson.co.uk)

## NORTH EAST LIVE AUCTION EVENTS 2019

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

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

### KEY:

**X** DEADLINE FOR AUCTION ENTRIES

**X** AUCTION DATE

To see how we can help you buy, sell and move call our auction specialists on **0191 737 1152** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



Aldersyde Lodge, Croft Road, Rothbury, NE65 7QU

- Detached Bungalow
- Three Bedrooms
- Gardens
- Ideal Family Home

Starting Bid was **£150,000**

**ON THE OPEN MARKET FOR 2 YEARS,  
SOLD AT OUR AUCTION IN 6 WEEKS!**

Sold at Auction for **£165,000**



Let's talk auction...

# North East Auction

## Wednesday 30<sup>th</sup> October 2019

### North East Auction Index...

Lot   Address	Starting Bid	Lot   Address	Starting Bid
<b>20</b> Adair Avenue, Pendower, Newcastle, NE15 6QB	<b>£75,000</b>	<b>101</b> Deerness Heights, Stanley, Crook, DL15 9TJ	<b>£99,000</b>
<b>102</b> Allendale Road, Byker, Newcastle, NE6 2SX	<b>£44,000</b>	<b>72</b> Dene Street, New Silksworth, Sunderland, SR3 1BZ	<b>£45,000</b>
<b>94</b> Ashton Street, Easington, Durham, SR8 3QQ	<b>£20,000</b>	<b>22</b> Denewood, Murton, Seaham, SR7 9BF	<b>£59,000</b>
<b>14</b> Ashton Street, Easington, Peterlee, SR8 3QQ	<b>£20,000</b>	<b>41</b> Deyncourt, Durham, DH1 3QB	<b>£159,000</b>
<b>30</b> Athol House Athol Street, Dunston, Gateshead, NE11 9AP	<b>£99,000</b>	<b>63</b> Dunelm Place, Shotton Colliery, Durham, DH6 2RF	<b>£49,000</b>
<b>32</b> Bamburgh Drive, Pegswood, Morpeth, NE61 6TT	<b>£22,500</b>	<b>77</b> Dunn House, North Bridge Street, Monkwearmouth, SR5 1AH	<b>£7,000</b>
<b>106</b> Beachville Street, Sunderland, SR4 7NA	<b>£62,000</b>	<b>91</b> Durham Road, Leadgate, Consett, DH8 7RL	<b>£54,000</b>
<b>33</b> Benfield Road, Heaton, Newcastle, NE6 4NT	<b>£135,000</b>	<b>52</b> Eastgate, Morpeth, NE61 2SE	<b>£60,000</b>
<b>98</b> Bewicke Road, Wallsend, NE28 6NJ	<b>£85,000</b>	<b>56</b> Elm Terrace, Tantobie, Stanley, DH9 9QZ	<b>£55,000</b>
<b>11</b> Blackdown Close, Peterlee, SR8 2JW	<b>£55,000</b>	<b>43</b> Emmerson Terrace, Washington, NE38 7LN	<b>£57,500</b>
<b>99</b> Breamish, Ellington, Morpeth, NE61 5LJ	<b>£79,950</b>	<b>15</b> Enfield Street, Middlesbrough, TS1 4EH	<b>£30,000</b>
<b>103</b> Cardonnel Street, North Shields, NE29 6SW	<b>£40,000</b>	<b>7</b> Eppleton Row, Hetton-le-Hole, Houghton Le Spring, DH5 9DS	<b>£44,950</b>
<b>36</b> Cartington Court, Fawdon, Newcastle, NE3 2JU	<b>£45,000</b>	<b>55</b> Fifth Street, Horden, Peterlee, SR8 4LA	<b>£17,500</b>
<b>34</b> Castle Street, Morpeth, NE61 1UH	<b>£89,950</b>	<b>93</b> Finchdale Terrace, Chester Le Street, DH3 3DL	<b>£63,000</b>
<b>89</b> Charlton Gardens, Morpeth, NE61 2HG	<b>£165,000</b>	<b>58</b> Fontburn Terrace, North Shields, NE30 2AE	<b>£70,000</b>
<b>70</b> Chatsworth Gardens, Walker, Newcastle, NE6 2TP	<b>£55,000</b>	<b>27</b> Front Street, Pelton, Chester Le Street, DH2 1DB	<b>£45,000</b>
<b>105</b> Cheshire Close, Ashington, NE63 8QE	<b>£85,000</b>	<b>49</b> Glebe Terrace, Peterlee, SR8 3DH	<b>£55,000</b>
<b>24</b> Chirton West View, North Shields, NE29 0EN	<b>£44,950</b>	<b>60</b> Grange Road, Jarrow, NE32 3LD	<b>£60,000</b>
<b>5</b> Church Park, Wheatley Hill, Durham, DH6 3SJ	<b>£130,000</b>	<b>4</b> Greathead Street, South Shields, NE33 5LX	<b>£48,000</b>
<b>25</b> Church Street, Belford, NE70 7LS	<b>£184,950</b>	<b>61</b> Halcyon Silksworth Lane, Silksworth, Sunderland, SR3 1AQ	<b>£220,000</b>
<b>57</b> Church Street, Hartlepool, TS24 7DN	<b>£15,000</b>	<b>28</b> Hambledon Street, Blyth, NE24 1NH	<b>£25,000</b>
<b>16</b> Clayton Street, Bedlington, NE22 7JE	<b>£55,000</b>	<b>69</b> Haydon Drive, Wallsend, NE28 0BG	<b>£59,950</b>
<b>95</b> Combe Drive, Lemington, Newcastle, NE15 8UH	<b>£34,950</b>	<b>35</b> Heathfield, Stobhill Grange, Morpeth, NE61 2TR	<b>£44,950</b>
<b>37</b> Craggs Street, Stockton, Stockton-on-Tees, TS19 0BX	<b>£30,000</b>	<b>78</b> High Street West, Wallsend, NE28 8JD	<b>£69,000</b>
<b>19</b> Cranbourne Terrace, Stockton, Stockton on Tees, TS18 3PX	<b>£30,000</b>	<b>47</b> John Street, Blackhill, Consett, DH8 0AD	<b>£44,000</b>
<b>82</b> Dean Road, South Shields, NE33 5LG	<b>£35,000</b>	<b>59</b> Kestrel Way, Haswell, Durham, DH6 2BF	<b>£109,000</b>



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Lot   Address	Starting Bid	Lot   Address	Starting Bid
<b>90</b> Land adjoining The Grange, Marley Hill, Newcastle, NE16 5ED	<b>£225,000</b>	<b>12</b> Sadberge Street, North Ormesby , Middlesbrough, TS3 6PD	<b>£35,000</b>
<b>51</b> Land North of Addington Drive, Middlesbrough, TS3 8HR	<b>£114,999</b>	<b>26</b> Seventh Street, Blackhall Colliery, Hartlepool, TS27 4ET	<b>£15,000</b>
<b>13</b> Leaholme Terrace, Blackhall Colliery, Hartlepool, TS27 4AF	<b>£70,000</b>	<b>96</b> Seventh Street, Horden, Peterlee, SR8 4JQ	<b>£20,000</b>
<b>48</b> Liddell Terrace, Wheatley Hill, Durham, DH6 3RL	<b>£45,000</b>	<b>73</b> Sixth Street, Horden, Peterlee, SR8 4JX	<b>£10,000</b>
<b>8</b> Limetrees Close, Port Clarence , Middlesbrough, TS2 1SL	<b>£27,000</b>	<b>31</b> St. Cuthberts Road, Holystone, Newcastle, NE27 0DD	<b>£95,000</b>
<b>62</b> Luke Terrace, Wheatley Hill, Durham, DH6 3RY	<b>£20,000</b>	<b>46</b> St. Helens Lane, Corbridge, NE45 5JE	<b>£190,000</b>
<b>71</b> Mardale Gardens, Harlow Green , Gateshead, NE9 6QA	<b>£46,000</b>	<b>65</b> St. Just Place, Kenton Bar, Newcastle, NE5 3XW	<b>£40,000</b>
<b>88</b> Marion Street, Hendon, Sunderland, SR2 8RG	<b>£15,000</b>	<b>64</b> St. Just Place, Kenton Bar, Newcastle, NE5 3XZ	<b>£37,500</b>
<b>6</b> Meadowfield, Springwell Village, Gateshead, NE9 7QL	<b>£140,000</b>	<b>104</b> Station Lane, Station Town, Wingate, TS28 5DG	<b>£10,000</b>
<b>17</b> Moulton Lane, North Cowton, Northallerton, DL7 0JR	<b>£315,000</b>	<b>92</b> Station Road, South Gosforth, Newcastle, NE3 1QD	<b>£159,000</b>
<b>3</b> Norfolk Street, Sunderland City Centre, Sunderland, SR1 1EA	<b>£120,000</b>	<b>85</b> Stephen Street, Hartlepool, TS26 8QB	<b>£15,000</b>
<b>79</b> Northcote Street, Chichester, South Shields, NE33 4DJ	<b>£37,000</b>	<b>84</b> Sycamore Street, Ashington, NE63 0BB	<b>£50,000</b>
<b>74</b> Northumberland Avenue, Bedlington, NE22 6DL	<b>£59,950</b>	<b>39</b> Tenter Terrace, Morpeth, NE61 1TN	<b>£150,000</b>
<b>76</b> Orchard House, South Road, Wooler, NE71 6QE	<b>£380,000</b>	<b>23</b> The Bungalow Townsend Court, Station Town, Wingate, TS28 5PB	<b>£35,000</b>
<b>68</b> Palace Road, Bedlington, NE22 7DR	<b>£65,000</b>	<b>2</b> The Cottage, 9 Abbey View, Morpeth, NE61 1QT	<b>£200,000</b>
<b>21</b> Park Road East, Ashington, NE63 8AE	<b>£85,000</b>	<b>45</b> The Lodge, Dame Margaret Hall, Washington, NE38 7LE	<b>£130,000</b>
<b>50</b> Park Road, Wallsend, NE28 7QR	<b>£65,000</b>	<b>44</b> Thorpe Street, Easington Colliery, Peterlee, SR8 3LU	<b>£24,000</b>
<b>86</b> Peel Street, Sunderland, SR2 8ED	<b>£85,000</b>	<b>29</b> Victoria Road East, Hebburn, NE31 1XG	<b>£24,950</b>
<b>9</b> Peter Lee Cottages, Wheatley Hill, DH6 3RH	<b>£39,950</b>	<b>80</b> Victoria Road, Thornaby, Stockton-on-Tees , TS17 6HH	<b>£35,000</b>
<b>100</b> Pine Street, Grange Villa, Chester Le Street, DH2 3LX	<b>£23,000</b>	<b>38</b> Virginia House Acklington Road, Acklington, Morpeth, NE65 9XD	<b>£225,000</b>
<b>1</b> Plessey Avenue, Blyth, NE24 3JR	<b>£85,000</b>	<b>97</b> Warren Street, Horden, Peterlee, SR8 4NA	<b>£15,000</b>
<b>42</b> Reid Street, Morpeth, NE61 1TY	<b>£69,950</b>	<b>81</b> West Street, Blackhall Colliery, Hartlepool, TS27 4LJ	<b>£40,000</b>
<b>53</b> Riversdale Dipwood Road, Rowlands Gill, NE39 1DA	<b>£260,000</b>	<b>10</b> Westgate Road, Newcastle, NE4 6AA	<b>£170,000</b>
<b>40</b> Roman Road, Lawe Top, South Shields, NE33 2HA	<b>£34,950</b>	<b>83</b> Wheatfield Grove, Benton, Newcastle, NE12 8DN	<b>£105,000</b>
<b>54</b> Rothbury Avenue, Horden, Peterlee, SR8 4BA	<b>£39,000</b>	<b>18</b> Woodhorn Road, Newbiggin-by-the-Sea, NE64 6HZ	<b>£45,000</b>
<b>87</b> Rutland Road, Moorside, Consett, DH8 8EF	<b>£40,000</b>	<b>67</b> York Road, Hartlepool, TS26 8AH	<b>£54,000</b>
<b>75</b> Sabin Terrace, New Kyo, Stanley, DH9 7JL	<b>£27,000</b>	<b>66</b> York Road, Hartlepool, TS26 8AW	<b>£54,000</b>

Let's talk auction...

# Featured Properties

Let's talk auction...

Station Lane, Station Town, Wingate, TS28 5DG

Starting bid **£10,000**



- Ideal Investment
- Potential Rental Income £6,000 PA
- In Need of Full Renovation
- Number 12 Sold for £87,500 in Jan '17

Meadowfield, Springwell Village, NE9 7QL

Starting bid **£140,000**



- Semi Detached Property
- Three Bedrooms
- Garden to Rear
- Conservatory

The Bungalow, Townsend Court, Station Town, TS28 5PB

Starting bid **£35,000**



- Two Bedrooms
- Detached Bungalow
- Enclosed Garden & Driveway
- Good Sized Accommodation

Moulton Lane, North Cowton, Northallerton, DL7 0JR

Starting bid **£315,000**



- Three Bedroom Detached Bungalow
- Two Storey Annexe
- Double Garage with Workshop
- Stunning Mature Garden



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Pattinson  
Auction

**North East Auction:**  
**Wednesday**  
**30<sup>th</sup> October**

Kingston Park,  
Brunton Road,  
Kenton Bank Foot,  
Newcastle,  
NE13 8AF

**5pm - Registration**



**RICS**



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Plessey Avenue, Blyth, NE24 3JR

Lot  
1

- Semi Detached Property
- Three Bedrooms
- Conservatory
- Garage
- Gardens
- 4 Plessey Avenue SOLD for £120,000

EPC - D

Unconditional Reservation Fee

Starting Bid £85,000

**CALL TO VIEW:** 01670 369000 | Blyth



Abbey View, Morpeth, NE61 1QT

Lot  
2

- Charming Cottage
- Two Bedrooms
- Rare to the Market
- Beautiful Riverside Location
- Garden to Rear
- Ideal Holiday Home or Main Residence

EPC -

Unconditional

Starting Bid £200,000

**CALL TO VIEW:** 01670 568099 | Morpeth



Norfolk Street, Sunderland City Centre, SR1 1EA

Lot  
3

- 4 x 1 Bedsits
- Sunderland City Centre Living
- Freehold
- Sunnyside Conservation Area
- Potential Annual Income of £14,400 Based on Full Occupancy

EPC -

Conditional

Starting Bid £120,000

**CALL TO VIEW:** 0191 5143929 | Sunderland



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Greathead Street, South Shields, NE33 5LX

Lot  
4

- Semi Detached Property
- Three Bedrooms
- Double Glazing
- Enclosed Garden to Rear
- Ideal Investment Opportunity
- 12 Greathead Street Sold for £76,600 in 2008

EPC - G

Unconditional Reservation Fee

Starting Bid £48,000

**CALL TO VIEW:** 0191 4540488 | South Shields



Church Park, Wheatley Hill, DH6 3SJ

Lot  
5

- Detached Property
- Three Double Bedrooms
- Gas Central Heating & Double Glazing
- Converted Garage & Conservatory
- External WorkShop/Office
- 6 Church Park Sold for £154,000 in 2009

EPC - C

Unconditional

Starting Bid £130,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Meadowfield, Springwell Village, NE9 7QL

Lot  
6

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Garden to Rear
- Conservatory
- 30 Meadowfield Sold for £164,000 in 2013

EPC - E

Unconditional Reservation Fee

Starting Bid £140,000

**CALL TO VIEW:** 0191 4878898 | Low Fell

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Eppleton Row, Hetton-le-Hole, DH5 9DS

Lot  
7

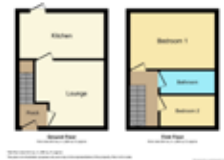
- Three Bedrooms
- Mid Terraced Property
- Gas Central Heating & Double Glazing
- In Need of Some Modernisation
- Original Features
- 9 Eppleton Row Sold for £75,500 in June 2010

EPC -

Unconditional Reservation Fee

Starting Bid £44,950

**CALL TO VIEW:** 0191 5120933 | Houghton



Limetrees Close, Port Clarence, TS2 1SL

Lot  
8

- Semi Detached Property
- Two Bedrooms
- Driveway
- Gardens to Front & Rear
- Double Glazing & Gas Central Heating
- 30 Limetrees Sold for £34,000 in August 2018

EPC - D

Unconditional

Starting Bid £27,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



Peter Lee Cottages, Wheatley Hill, DH6 3RH

Lot  
9

- Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Off Street Parking
- Garden
- Potential Rental Income £5,040 PA

EPC - D

Unconditional

Starting Bid £39,950

**CALL TO VIEW:** 0191 5183521 | Peterlee



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Westgate Road, Newcastle upon Tyne, NE4 6AA

Lot  
10

- Freehold Two Storey Terraced Property
- NIA 110.76sqm (1,192sqft)
- Retail & Office Accommodation (STPP)
- Excellent Established Location
- Close to Newcastle Helix
- Great development potential (STPP)

EPC -

Unconditional

**Starting Bid £170,000**

**CALL TO VIEW:** 0191 737 1154 | Commercial



Blackdown Close, Peterlee, SR8 2JW

Lot  
11

- Terraced Property
- Three Bedrooms
- Modern Kitchen
- Gas Central Heating & Double Glazing
- Close To Colleges, Schools & Amenities
- 26 Blackdown Close Sold for £71,000 in 2017

EPC - C

Unconditional Reservation Fee

**Starting Bid £55,000**

**CALL TO VIEW:** 0191 5183521 | Peterlee



Sadberge Street, North Ormesby, TS3 6PD

Lot  
12

- Mid Terraced Property
- Two Bedrooms
- Yard to Rear
- Double Glazing
- Currently Tenanted at £350PCM
- 1 Sadberge Street Sold for £80,000 in 2008

EPC - E

Unconditional

**Starting Bid £35,000**

**CALL TO VIEW:** 01642 210132 | Teesside Office

Let's talk auction...

# North East Auction

## Wednesday 30<sup>th</sup> October 2019



Leaholme Terrace, Blackhall Colliery, TS27 4AF

Lot  
13

- Gas Central Heating & Double Glazing
- Three Bedroom Mid Terraced Property
- Popular Location
- Lounge, Dining Room & Utility
- Coastal & Sea Views
- 36 Leaholme Terrace Sold For £87,000 in 2018

EPC -

Unconditional

Starting Bid £70,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Ashton Street, Easington, SR8 3QQ

Lot  
14

- Gas Central Heating
- Mid Terraced Property
- Two Bedrooms
- Ideal Investment
- Close to Local Amenities
- 23 Ashton Street SOLD for £35,000

EPC - D

Unconditional Reservation Fee

Starting Bid £20,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Enfield Street, Middlesbrough, TS1 4EH

Lot  
15

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Town Centre Location
- On Street Parking
- 38 Enfield Street Sold for £50,000

EPC - C

Unconditional

Starting Bid £30,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



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



Clayton Street, Bedlington, NE22 7JE

Lot  
16

- Semi Detached
- Two Bedroom
- Two Reception Rooms
- Off Street Parking
- Close To Local Amenities
- 20 Clayton Street Sold for £58,000 in Dec 2011

EPC -

Unconditional Reservation Fee

Starting Bid £55,000

**CALL TO VIEW:** 01670 568097 | Bedlington



Moulton Lane, North Cowton, DL7 0JR

Lot  
17

- Three Bedroom Detached Bungalow
- Two Storey Annexe
- Double Garage with Workshop
- Stunning Mature Garden
- Off Street Parking for Multiple Vehicles
- Beautiful Rural Location

EPC - C

Unconditional

Starting Bid £315,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



Woodhorn Road, Newbiggin-by-the-Sea, NE64 6HZ

Lot  
18

- Ideal Buy To Let Investment
- Expected Rental Income of £475 PCM
- Modern Kitchen Diner
- Modern Bathroom
- Downstairs Toilet
- 6 Woodhorn Road Sold for £57,000 in 2008

EPC - C

Unconditional

Starting Bid £45,000

**CALL TO VIEW:** 01670 568096 | Ashington

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Cranbourne Terrace, Stockton, TS18 3PX

Lot  
19

- End Of Terrace
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- 25 Cranbourne Terrace sold for £35,000 in Jan 2016

EPC - E

Unconditional Reservation Fee

Starting Bid £30,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



Adair Avenue, Pendower, NE15 6QB

Lot  
20

- End Terrace
- Two Bedrooms
- Ideal First Time Buy
- Viewing Recommended
- 42 Adair Avenue sold for £86,000 in Sept 2007

EPC - E

Unconditional

Starting Bid £75,000

**CALL TO VIEW:** 0191 2725880 | West Road



Park Road East, Ashington, NE63 8AE

Lot  
21

- Three Bedrooms
- Spacious Home with Two Reception Rooms
- Lovely Outlook to Rear
- Well Proportioned Rooms with High Ceilings
- Three Bedrooms
- 28 Park Road East sold for £110,000 in Nov 2017

EPC - D

Unconditional

Starting Bid £85,000

**CALL TO VIEW:** 01670 568098 | Cramlington



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



Denewood, Murton, SR7 9BF

- Gas Central Heating & Double Glazing
- In Need Of Some Refurbishment
- Priced to Sell
- Two Double Bedrooms
- 33 Denewood sold for £85,000 in June 2018

Lot  
22

EPC -

Unconditional Reservation Fee

**Starting Bid £59,000**

**CALL TO VIEW:** 0191 5183521 | Peterlee



Townsend Court, Station Town, TS28 5PB

- Detached Bungalow
- Two Bedrooms
- Enclosed Garden & Driveway
- Good Sized Accommodation
- Vacant Possession

Lot  
23

EPC -

Unconditional Reservation Fee

**Starting Bid £35,000**

**CALL TO VIEW:** 0191 5183521 | Peterlee



Chirton West View, North Shields, NE29 0EN

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Private Rear Yard
- Chain Free
- 83 Chirton West View SOLD for £72,000

Lot  
24

EPC - C

Unconditional

**Starting Bid £44,950**

**CALL TO VIEW:** 0191 2960696 | North Shields

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Church Street, Belford, NE70 7LS

Lot  
25

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Additional One Bedroom Annex
- Abundant Storage
- 3 Church Street sold for £240,000 in May 2017

EPC - D

Unconditional

Starting Bid £184,950

**CALL TO VIEW:** 01665 604193 | Alnwick



Seventh Street, Blackhall Colliery, TS27 4ET

Lot  
26

- Terraced Property
- Three Bedrooms
- Rear yard
- On Street Parking
- Double Glazing
- 8 Seventh Street sold for £22,000 in May 2018 (2 bed property)

EPC - D

Unconditional Reservation Fee

Starting Bid £15,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Front Street, Pelton, DH2 1DB

Lot  
27

- Ground floor A1 retail unit
- Prominent corner position
- Potential to subdivide into 2 units
- Suitable for a variety of uses (STPP)
- NIA approximately 89.6sqm (964sqft)
- Long leasehold (999y from 1990)

EPC -

Unconditional Reservation Fee

Starting Bid £45,000

**CALL TO VIEW:** 0191 737 1154 | Commercial



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





Hambledon Street, Blyth, NE24 1NH

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Recently Refurbished
- Close to Local Amenities
- 127 Hambledon Street Sold for £30,000 in 2018

Lot  
28

EPC - C

Unconditional

Starting Bid £25,000

**CALL TO VIEW:** 01670 369000 | Blyth



Victoria Road East, Hebburn, NE31 1XG

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Private Yard
- Refurbishment Required
- 7 Victoria Road East Sold For £55,500 in 2009

Lot  
29

EPC - D

Unconditional Reservation Fee

Starting Bid £24,950

**CALL TO VIEW:** 0191 4897431 | Jarrow



Athol Street, Dunston, NE11 9AP

- Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Garage/Workshop
- Secure Garden
- 43 Athol Street Sold For £118,000 in 2014

Lot  
30

EPC - E

Unconditional Reservation Fee

Starting Bid £99,000

**CALL TO VIEW:** 0191 477 5116 | Whickham

Let's talk auction...

# North East Auction

## Wednesday 30<sup>th</sup> October 2019



St. Cuthberts Road, Holystone, NE27 0DD

- Semi Detached Property
- Two Double Bedrooms
- Great Location
- Off Street Parking
- Gardens
- 2 St Cuthberts Road Sold For £140,000 in 2015

Lot  
31

EPC - D

Unconditional Reservation Fee

Starting Bid £95,000

**CALL TO VIEW:** 0191 2150677 | Forest Hall



Bamburgh Drive, Pegswood, NE61 6TT

- Studio Apartment
- First Floor
- Extended Lease
- Communal Garden & Off Street Parking
- Potential Rental Income £3,900 PA
- 16 Bamburgh Drive Sold For £34,000 in 2019

Lot  
32

EPC - E

Unconditional

Starting Bid £22,500

**CALL TO VIEW:** 01670 568099 | Morpeth



Benfield Road, Heaton, NE6 4NT

- Two Bedroom Bungalow
- Two Receptions Rooms
- Gas Central Heating & Double Glazing
- Shared Drive to the Rear & Garage
- Available with No Upper Chain
- 22 Benfield Road Sold For £145,000 in 2016

Lot  
33

EPC - D

Unconditional

Starting Bid £135,000

**CALL TO VIEW:** 0191 2049601 | Heaton



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





Castle Street, Morpeth, NE61 1UH

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Morpeth Town Centre
- Off Street Parking
- 8 Castle Street SOLD for £135,150

Lot  
34

EPC - G

Unconditional

Starting Bid £89,950

**CALL TO VIEW:** 01670 568099 | Morpeth



Heathfield, Stobhill Grange, NE61 2TR

- Ground Floor Flat
- One Bedroom
- Allocated Parking
- Close to Transport Links
- Potential Rental Income £4,500 PA
- 19 Heathfield Sold For £52,000

Lot  
35

EPC - E

Unconditional

Starting Bid £44,950

**CALL TO VIEW:** 01670 568099 | Morpeth



Cartington Court, Fawdon, NE3 2JU

- Maisonette
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Potential Rental Income £4,800 PA
- 19 Cartington Court Sold For £71,500 in 2010

Lot  
36

EPC - D

Unconditional

Starting Bid £45,000

**CALL TO VIEW:** 0191 2303365 | Gosforth

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Craggs Street, Stockton, TS19 0BX

- Mid Terraced Property
- Three Bedrooms
- Gas Central Heating
- Double Glazed
- Ideal Investment Opportunity
- 3 Craggs Street Sold for £38,500

Lot  
37

EPC - D

Unconditional Reservation Fee

Starting Bid £30,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



Acklington Road, Acklington, NE65 9XD

- A Fantastic Refurbishment Project
- Three Bedrooms
- Spacious Detached Property
- Two Large Reception Rooms
- Large Gardens
- Garage & Driveway Parking for Multiple Vehicles

Lot  
38

EPC - E

Unconditional

Starting Bid £225,000

**CALL TO VIEW:** 01670 568099 | Morpeth



Tenter Terrace, Morpeth, NE61 1TN

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Modernisation Required
- Garden & Rear Yard
- 8 Tenter Terrace Sold for £196,850

Lot  
39

EPC - D

Unconditional

Starting Bid £150,000

**CALL TO VIEW:** 01670 568099 | Morpeth



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



Roman Road, Lawe Top, NE33 2HA

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Rear Yard
- 61 Roman Road Sold For £79,995 in 2019

Lot  
40

EPC - C

Unconditional Reservation Fee

Starting Bid £34,950

**CALL TO VIEW:** 0191 4540488 | South Shields



Deyncourt, Durham, DH1 3QB

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Perfect Family Home
- Large Driveway to the Front
- Number 8 sold for £230,000

Lot  
41

EPC - C

Unconditional Reservation Fee

Starting Bid £159,000

**CALL TO VIEW:** 0191 3832133 | Durham City



Reid Street, Morpeth, NE61 1TY

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- 12 Reid Street Sold for £94,000 2016

Lot  
42

EPC - C

Unconditional

Starting Bid £69,950

**CALL TO VIEW:** 01670 568099 | Morpeth

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Emmerson Terrace, Washington, NE38 7LN

- Ground Floor Flat
- Two Bedrooms
- Modern Kitchen and Bathroom
- Private Yard to the Rear
- Located Close to Washington Village
- Potential Rental Income £5,400 PA

Lot  
43

EPC - A

Unconditional

Starting Bid £57,500

**CALL TO VIEW:** 0191 4154467 | Washington



Thorpe Street, Easington Colliery, SR8 3LU

- End Terraced Property
- Two Bedrooms
- Gas Central Heating
- Ideal Investment
- Vacant Possession
- 10 Thorpe Street Sold for £35,000

Lot  
44

EPC - C

Unconditional Reservation Fee

Starting Bid £24,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



The Avenue, Washington, NE38 7LE

- Cottage
- Two Bedrooms
- Stunning Private Dame Margaret Hall Location
- Grade II Listed Bungalow
- Modern & Stylish Interior

Lot  
45

EPC - E

Unconditional

Starting Bid £130,000

**CALL TO VIEW:** 0191 4154467 | Washington



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St. Helens Lane, Corbridge, NE45 5JE

- Traditional Built Timber Framed Semi Detached
- Three Double Bedrooms
- Sun/Dining Room
- Detached Garage and Additional Parking
- Gardens to the Front and Rear
- 25 St. Helens Lane Sold for £286,000 in 2017

**Lot  
46**

EPC - D

Unconditional

**Starting Bid £190,000**

**CALL TO VIEW:** 01434 605376 | Hexham



John Street, Blackhill, DH8 0AD

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Investment Opportunity
- 38 John Street Sold for £77,000

**Lot  
47**

EPC - D

Unconditional

**Starting Bid £44,000**

**CALL TO VIEW:** 01207 508262 | Consett



Liddell Terrace, Wheatley Hill, DH6 3RL

- Semi Detached Property
- Three Bedrooms
- Garage & Parking
- Double Glazing
- Approx Achievable Rental Yield 10%
- Gas Central Heating

**Lot  
48**

EPC - E

Unconditional

**Starting Bid £45,000**

**CALL TO VIEW:** 0191 5183521 | Peterlee

**Let's talk auction...**

# North East Auction

Wednesday 30<sup>th</sup> October 2019



Glebe Terrace, Peterlee, SR8 3DH

Lot  
49

- Semi Detached Property
- Three Bedrooms
- Modernisation Required
- Potential Rental Yield of 10% +
- Double Glazing
- 21a Glebe Terrace Sold for £84,000

EPC - D

Unconditional Reservation Fee

Starting Bid £55,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Park Road, Wallsend, NE28 7QR

Lot  
50

- Upper Flat
- Three Bedrooms
- Double Glazing
- Private Rear Yard
- Potential Rental Income £5,400 PA
- Number 96 Sold For £90,000 in 2012

EPC - E

Conditional 5% Reservation Fee

Starting Bid £65,000

**CALL TO VIEW:** 0191 2345681 | Wallsend



Addington Drive, Middlesbrough, TS3 8HR

Lot  
51

- Development site for sale
- Site area 0.95 acres
- Planning permission granted
- For the construction of 10 dwellings
- Freehold title
- Established residential area

EPC -

Unconditional

Starting Bid £114,999

**CALL TO VIEW:** 0191 737 1154 | Commercial

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







Eastgate, Morpeth, NE61 2SE

Lot  
52

- Terraced Property
- Two Bedrooms
- Double Glazing
- Gardens to Front & Rear
- Potential Rental Income £5,300 PA
- 4 Eastgate Sold for £90,000

EPC - D

Unconditional Reservation Fee

Starting Bid £60,000

**CALL TO VIEW:** 01670 568099 | Morpeth



Dipwood Road, Rowlands Gill, NE39 1DA

Lot  
53

- Semi Detached Property
- Five Bedrooms
- Gas Central Heating
- Approx Two and a Half Acres of Woodland
- Current Owner Has Obtained Fishing Rights
- Requires Substantial Updating

EPC - D

Unconditional

Starting Bid £260,000

**CALL TO VIEW:** 0191 477 5116 | Whickham



Rothbury Avenue, Horden, SR8 4BA

Lot  
54

- End Terraced Property
- Three Bedrooms
- Gas Central Heating
- Off Street Parking for Two Vehicles
- Large Gardens
- 20 Rothbury Avenue Sold For £77,000 in 2007

EPC - E

Unconditional Reservation Fee

Starting Bid £39,000

**CALL TO VIEW:** 0191 5183521 | Peterlee

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Fifth Street, Horden, SR8 4LA

- Mid Terrace
- Two Bedrooms
- Gas Central Heating
- 64 Fifth Street Sold For £35,000

Lot  
55

EPC - D

Unconditional

Starting Bid £17,500

**CALL TO VIEW:** 0191 5183521 | Peterlee



Elm Terrace, Tantobie, DH9 9QZ

- Terraced Property
- Three Bedrooms
- Ideal Buy To Let Investment
- Garden and Yard
- Current Rental Income £5,400 PA
- 9 Elm Terrace Sold For £100,000

Lot  
56

EPC - F

Unconditional

Starting Bid £55,000

**CALL TO VIEW:** 01207 508262 | Consett



Church Street, Hartlepool, TS24 7DN

- One Bedroom
- Studio Apartment
- Ideal Investment Opportunity
- Flat 2 Sold for £34,000 in 2016

Lot  
57

EPC -

Unconditional Reservation Fee

Starting Bid £15,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



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Fontburn Terrace, North Shields, NE30 2AE

Lot  
58

- Lower Flat
- Two Bedrooms
- Gas Central Heating
- Chain Free
- Popular Location
- 5 Fontburn Terrace SOLD for £135,000

EPC - D

Unconditional Reservation Fee

Starting Bid £70,000

**CALL TO VIEW:** 0191 2960696 | North Shields



Kestrel Way, Haswell, DH6 2BF

Lot  
59

- Detached Family Home
- Three Bedrooms
- South Facing Garden
- Fantastic Views
- Garage and Driveway
- 19 Kestrel Drive Sold for £137,500

EPC - C

Unconditional Reservation Fee

Starting Bid £109,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Grange Road, Jarrow, NE32 3LD

Lot  
60

- Ground Floor Apartment
- Two Bedrooms
- Secure Intercom System
- Gas Central Heating
- Allocated Parking
- 68 Grange Road Sold for £70,000

EPC - C

Unconditional

Starting Bid £60,000

**CALL TO VIEW:** 0191 4897431 | Jarrow

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Silksworth Lane, Silksworth, SR3 1AQ

- 3/4 Bedroom Detached Family Home
- Bedroom and En-Suite With Its Own Entrance
- Two Garages
- Potential for Development In The Garden
- Landscaped Gardens w/ Swimming Pool in Need of Restoration

Lot  
61

EPC - C

Unconditional

Starting Bid £220,000

**CALL TO VIEW:** 0191 5143929 | Sunderland



Luke Terrace, Wheatley Hill, DH6 3RY

- Semi Detached Property
- Two Bedrooms
- Gas Central Heating
- Gardens Front & Back
- Modernisation Required
- Potential Rental Income £4,500 PA

Lot  
62

EPC - D

Unconditional Reservation Fee

Starting Bid £20,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Dunelm Place, Shotton Colliery, DH6 2RF

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Garage
- Enclosed Garden
- 16 Dunelm Place Sold for £57,000 in June 2017

Lot  
63

EPC - C

Unconditional

Starting Bid £49,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



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St. Just Place, Kenton Bar, NE5 3XZ

- Two bedrooms
- Apartment
- Situated in Kenton Bar
- Electric Heating
- Garage in a Block
- 16 St Just Place Sold for £50,000

Lot  
64

EPC - D

Unconditional

Starting Bid £37,500

**CALL TO VIEW:** 0191 737 1154 | Commercial



St. Just Place, Kenton Bar, NE5 3XW

- First Floor Flat
- Two Bedrooms
- Ideal Investment Opportunity
- Possible Rental Income £5,700 PA
- Electric Heating & Double Glazing
- 28 St Just Place Sold for £60,000

Lot  
65

EPC - D

Unconditional

Starting Bid £40,000

**CALL TO VIEW:** 0191 737 1154 | Commercial



York Road, Hartlepool, TS26 8AW

- Terraced Property
- Five Bedrooms
- Investment Opportunity
- Four Rooms Currently Tenanted
- Double Glazing & Gas Central Heating
- Current Rental Income £11,440 PA

Lot  
66

EPC - D

Unconditional Reservation Fee

Starting Bid £54,000

**CALL TO VIEW:** 01642 210132 | Teesside Office

Let's talk auction...

# North East Auction

## Wednesday 30<sup>th</sup> October 2019



York Road, Hartlepool, TS26 8AH

- Terraced Property
- Five Bedrooms
- Two Rooms Currently Tenanted
- Investment Opportunity
- 49 York Street Sold for £70,000
- Current Rental Income £11,440 PA

Lot  
67

EPC - D

Unconditional Reservation Fee

Starting Bid £54,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



Palace Road, Bedlington, NE22 7DR

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

Lot  
68

EPC -

Unconditional Reservation Fee

Starting Bid £65,000

**CALL TO VIEW:** 0191 737 1154 | Commercial



Haydon Drive, Wallsend, NE28 0BG

- Apartment
- Two Bedrooms
- Close to Transport Links
- Local Amenities
- Double Glazing
- 83 Haydon Drive Sold for £64,950

Lot  
69

EPC -

Unconditional Reservation Fee

Starting Bid £59,950

**CALL TO VIEW:** 0191 2345681 | Wallsend



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#### Chatsworth Gardens, Walker, NE6 2TP

Lot  
70

- First Floor Flat
- Two Bedrooms
- Great Location
- River Tyne Views
- Ideal First Time Purchase or Investment
- 14 Chatsworth Gardens SOLD for £90,000 in 2017

EPC - C

Unconditional Reservation Fee

Starting Bid £55,000

**CALL TO VIEW:** 0191 2345681 | Wallsend



#### Mardale Gardens, Harlow Green, NE9 6QA

Lot  
71

- Ground Floor Flat
- One Good Sized Double Bedroom
- Excellent Condition
- Close to Low Fell
- Potential Rental Income £4,800 Per Annum
- 2 Mardale Gardens Sold for £58,000 in 2017

EPC -

Unconditional

Starting Bid £46,000

**CALL TO VIEW:** 0191 4878898 | Low Fell



#### Dene Street, New Silksworth, SR3 1BZ

Lot  
72

- Semi Detached Property
- Three Bedrooms & Two Reception Rooms
- Double Glazing & Gas Central Heating
- Current Rental Income £6,300 PA
- 5 Dene Street Sold For £93,000 in 2007
- Front & Rear Gardens

EPC - D

Unconditional

Starting Bid £45,000

**CALL TO VIEW:** 0191 5143929 | Sunderland

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Sixth Street, Horden, SR8 4JX

- Mid Terraced Property
- Two Bedrooms
- Gas Central Heating
- Ideal Investment Opportunity
- Full Refurbishment Required
- 103 Sixth Street Sold for £30,000

Lot  
73

EPC - E

Unconditional

Starting Bid £10,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Northumberland Avenue, Bedlington, NE22 6DL

- Semi- Detached House
- Three Bedrooms
- Spacious Lounge & Dining Room
- Large Enclosed Garden
- Off Street Parking
- 8 Northumberland Avenue Sold for £79,000 in 2017

Lot  
74

EPC -

Unconditional

Starting Bid £59,950

**CALL TO VIEW:** 01670 568096 | Ashington



Sabin Terrace, New Kyo, DH9 7JL

- Terraced Property
- Two Bedrooms
- Ideal Investment Opportunity
- Off Street Parking
- Spacious Property
- 15 Sabin Terrace Sold For £39,002

Lot  
75

EPC -

Unconditional

Starting Bid £27,000

**CALL TO VIEW:** 01207 508262 | Consett



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



15 South Road, Wooler, NE71 6QE

- Detached Property
- Four Bedrooms
- Gas Central Heating
- Stunning Family Home
- Picturesque Market Town
- Double Garage & Garden

Lot  
76

EPC - B

Unconditional

Starting Bid £380,000

**CALL TO VIEW:** 01670 568099 | Morpeth



Dunn House - 50-56 North Bridge Street, SR5 1AH

- Studio Apartment
- One Bedroom
- Gas Central Heating
- Close to St Peters Campus
- Student Pod
- Currently Tenanted

Lot  
77

EPC - D

Unconditional Reservation Fee

Starting Bid £7,000

**CALL TO VIEW:** 0191 5143929 | Sunderland



High Street West, Wallsend, NE28 8JD

- Two storey terraced property
- Retail and storage space
- NIA 89.1sqm (959sqft)
- Let for £11,500 per annum
- Excellent high street location
- Freehold title

Lot  
78

EPC -

Unconditional

Starting Bid £69,000

**CALL TO VIEW:** 0191 737 1154 | Commercial

Let's talk auction...

# North East Auction

Wednesday 30<sup>th</sup> October 2019



Northcote Street, Chichester, NE33 4DJ

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- 51 Northcote Street Sold for £55,000

Lot  
79

EPC - D

Unconditional Reservation Fee

Starting Bid £37,000

**CALL TO VIEW:** 0191 4540488 | South Shields



Victoria Road, Thornaby, TS17 6HH

- Three Bedroom
- Terraced Property
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- 10 Victoria Road Sold for £56,000 in 2015

Lot  
80

EPC -

Unconditional Reservation Fee

Starting Bid £35,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



West Street, Blackhall Colliery, TS27 4LJ

- End Terrace Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Well Presented Throughout
- 4 West Street Sold for £42,000

Lot  
81

EPC - E

Unconditional

Starting Bid £40,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



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





Dean Road, South Shields, NE33 5LG

- Two Bedrooms
- Lower Flat
- Gas Central Heating
- Double Glazed
- 209 Dean Road Sold For £68,000 2006

Lot  
82

EPC -

Unconditional

Starting Bid £35,000

**CALL TO VIEW:** 0191 4540488 | South Shields



Wheatfield Grove, Benton, NE12 8DN

- Double Fronted
- Semi Detached House
- Three Bedrooms
- Two Receptions
- Conservatory
- 33 Wheatfield Grove Sold For £139,000 in 2018

Lot  
83

EPC - D

Conditional

Starting Bid £105,000

**CALL TO VIEW:** 0191 2150677 | Forest Hall



Sycamore Street, Ashington, NE63 0BB

- Terraced Property
- Three Bedrooms
- Kitchen & Dining Room
- Potential Rental Income £6,000 PA

Lot  
84

EPC - D

Unconditional Reservation Fee

Starting Bid £50,000

**CALL TO VIEW:** 01670 568099 | Morpeth

Let's talk auction...

# North East Auction

Wednesday 30<sup>th</sup> October 2019



Stephen Street, Hartlepool, TS26 8QB

- Two Bedrooms
- Mid Terrace
- Double Glazed
- Ideal Investment
- 2 Stephen Street Sold For £35,000 in 2014

Lot  
85

EPC - D

Unconditional Reservation Fee

Starting Bid £15,000

**CALL TO VIEW:** 01642 210132 | Teesside Office



Peel Street, Sunderland, SR2 8ED

- Five Bedrooms
- Terraced Victorian House
- No Chain
- Yard to Rear
- Downstairs Bathroom and Bedroom
- 25 Peel Street Sold For £125,000 in 2018

Lot  
86

EPC - E

Unconditional

Starting Bid £85,000

**CALL TO VIEW:** 0191 5143929 | Sunderland



Rutland Road, Moorside, DH8 8EF

- Ideal Investment
- Semi Detached
- Gardens to Three Sides
- Off Street Parking
- Conservatory
- 18 Rutland Road Sold For £78,000 in 2019

Lot  
87

EPC -

Unconditional

Starting Bid £40,000

**CALL TO VIEW:** 01207 508262 | Consett



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



Marion Street, Hendon, SR2 8RG

- Ground Floor Flat
- Two Bedrooms
- Requires Cosmetic Works
- Ideal Investment Opportunity
- 18 Marion Street(3 BED) SOLD £40,000
- Possible Rental Income £4500PA

Lot  
88

EPC -

Unconditional

**Starting Bid £15,000**

**CALL TO VIEW:** 0191 737 1154 | Commercial



Charlton Gardens, Morpeth, NE61 2HG

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Gardens & Garage
- 18 Charlton Gardens Sold For £210,000 in 2014

Lot  
89

EPC - C

Unconditional

**Starting Bid £165,000**

**CALL TO VIEW:** 01670 568099 | Morpeth



St Cuthberts Park, Marley Hill, NE16 5ED

- Development site for sale
- Site area 1.04 acres
- Planning permission granted
- Erection of 6no. dwellings
- Established residential area
- Freehold title

Lot  
90

EPC -

Unconditional

**Starting Bid £225,000**

**CALL TO VIEW:** 0191 737 1154 | Commercial

Let's talk auction...



# North East Auction

## Wednesday 30<sup>th</sup> October 2019



Durham Road, Leadgate, DH8 7RL

- Two Bedrooms
- Renovation Required
- Great Location
- Spacious Home
- Stone Built Property
- 35 Durham Road Sold For £82,000 in 2015

Lot  
91

EPC - C

Unconditional Reservation Fee

Starting Bid £54,000

**CALL TO VIEW:** 01207 508262 | Consett



Station Road, South Gosforth, NE3 1QD

- Six Bedrooms
- Gas Central Heating
- Fantastic Investment Opportunity
- Excellent Transport Links
- Potential Rental Income £15,600 PA
- 19 Station Road Sold For £175,000 in 2007

Lot  
92

EPC - E

Unconditional

Starting Bid £159,000

**CALL TO VIEW:** 0191 2303365 | Gosforth



Finchdale Terrace, Chester Le Street, DH3 3DL

- Terraced Property
- Three Bedrooms
- Ideal Investment
- Double Fronted
- Ideal First Time Buy
- 13 Finchdale Terrace Sold For £84,500 in 2016

Lot  
93

EPC - E

Unconditional Reservation Fee

Starting Bid £63,000

**CALL TO VIEW:** 0191 3832133 | Durham City



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Ashton Street, Easington, SR8 3QQ

- Terraced Property
- Two Bedrooms
- Investment Opportunity
- Current Yield of 12%
- Current Rental Income £3,000 PA
- Number 23 Sold For £35,000 in 2018

Lot  
94

EPC - C

Unconditional Reservation Fee

Starting Bid £20,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Combe Drive, Lemington, NE15 8UH

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Private Rear Garden
- Allocated Parking
- Potential Rental Income £5,400 PA

Lot  
95

EPC - C

Unconditional

Starting Bid £34,950

**CALL TO VIEW:** 0191 2725880 | West Road



Seventh Street, Horden, SR8 4JQ

- Terraced Property
- Two Double Bedrooms
- Yard To The Rear
- Good Transport Links
- Number 123 Sold For £35,500 in 2018

Lot  
96

EPC -

Unconditional Reservation Fee

Starting Bid £20,000

**CALL TO VIEW:** 0191 5183521 | Peterlee

Let's talk auction...



# North East Auction

Wednesday 30<sup>th</sup> October 2019



Warren Street, Horden, SR8 4NA

Lot  
97

- Terraced Property
- Two Double Bedrooms
- Fitted Bathroom & Kitchen
- Gas Central Heating & Double Glazing
- Close To Colleges, Schools and Amenities
- Potential Rental Yield of 16%+

EPC - D

Unconditional Reservation Fee

Starting Bid £15,000

**CALL TO VIEW:** 0191 5183521 | Peterlee



Bewicke Road, Wallsend, NE28 6NJ

Lot  
98

- Pair of Flats
- Freehold
- Close to Howden Metro Station
- 11% potential yield
- Investment Opportunity
- 150 Bewicke Road Sold For £120,650 in 2006

EPC -

Unconditional

Starting Bid £85,000

**CALL TO VIEW:** 0191 2345681 | Wallsend



Breamish, Ellington, NE61 5LJ

Lot  
99

- Three Bedrooms
- End Terraced House
- Popular Village Location
- Well Presented
- No Upper Chain
- Viewings Essential

EPC - E

Conditional

Starting Bid £79,950

**CALL TO VIEW:** 01670 568096 | Ashington



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





Pine Street, Grange Villa, DH2 3LX

- Terraced Property
- Two Bedrooms
- Chain Free
- Rear Yard
- Ideal Investment
- Potential Rental Income £3,600 PA

Lot  
100

EPC - C

Unconditional Reservation Fee

Starting Bid £23,000

**CALL TO VIEW:** 0191 4154467 | Washington



Deerness Heights, Stanley, DL15 9TJ

- Semi Detached
- Three Bedrooms
- Gas Central Heating
- Off Street Parking & Garage
- Enclosed Rear Gardens
- 6 Deerness Heights SOLD for £131,000

Lot  
101

EPC - C

Unconditional

Starting Bid £99,000

**CALL TO VIEW:** 0191 3832133 | Durham City



Allendale Road, Byker, NE6 2SX

- Upper Flat
- Two Bedrooms
- Double Glazing
- Good Transport Links to City Centre
- Gas Central Heating
- Number 91 Sold For £69,000 in 2008

Lot  
102

EPC - C

Unconditional

Starting Bid £44,000

**CALL TO VIEW:** 0191 2049601 | Heaton

Let's talk auction...

# North East Auction

Wednesday 30<sup>th</sup> October 2019



Cardonnel Street, North Shields, NE29 6SW

- Chain Free
- Ground Floor
- End Terraced
- Popular Location
- Potential Rental Income £4,200 PA
- 71 Cardonnel Street Sold for £72,500 in 2019

Lot  
103

EPC - D

Unconditional

Starting Bid £40,000

**CALL TO VIEW:** 0191 2960696 | North Shields



Station Lane, Station Town, TS28 5DG

- Terraced Property
- Three Bedrooms
- Ideal Investment
- In Need Of Full Renovation
- Potential Rental Income £6,000 PA
- Number 12 Sold for £87,500 in Jan '17

Lot  
104

EPC -

Unconditional Reservation Fee

Starting Bid £10,000

**CALL TO VIEW:** 0191 3832133 | Durham City



Cheshire Close, Ashington, NE63 8QE

- Three Bedrooms
- Terraced House
- Downstairs W/C
- Sunroom
- Popular West End Location
- 32 Cheshire Close Sold For £99,950 in 2013

Lot  
105

EPC - C

Conditional

Starting Bid £85,000

**CALL TO VIEW:** 01670 568096 | Ashington



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



Beachville Street, Sunderland, SR4 7NA

- Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Close To Sunderland City Centre
- Well Fitted Kitchen
- Rear Courtyard Style Yard with Decking

Lot  
106

EPC - E

Unconditional

Starting Bid £62,000

**CALL TO VIEW:** 0191 5143929 | Sunderland



### Pattinson Rental News...

It has never been so important to use a professional agent to manage your rental portfolio.

There have been a huge number of recent legislation changes which can catch out even the most savvy landlords. Notably, potential fines - should something go wrong - have increased dramatically with civil penalties of up to £30,000, rent repayment orders and other measures now available to the courts and local councils.

We have recently come across a situation where a landlord took a monetary 'goodwill gesture' from a potential tenant before referencing had been started. Unfortunately, the landlord did not realise this was over the legal limit for a holding fee. It therefore breached the tenant fee ban, which could result in a fine of up to £5,000 for the landlord. A further breach by the landlord could result in an unlimited fine and criminal prosecution.

My advice is to protect yourself and your investment by using a professional management agency, thus ensuring the correct legal process is followed.

For more information call **0191 4251503** or email [lettings@pattinson.co.uk](mailto:lettings@pattinson.co.uk)

*Jonathan Parker*

**Jonathan Parker** MNAEA MARLA  
Head of Residential Lettings

Let's talk auction...



Auction  
success  
story



Girvan Villa, North View, Wallsend, NE28 7PP

- Semi Detached Property
- Four Bedrooms
- Period Property
- Work Required

Starting Bid was **£160,000**



**SOLD FOR £26k OVER STARTING BID!**

Sold at Auction for **£186,000**



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



Auction  
success  
story



Deepdale Close, Whickham, NE16 5SN

- Detached Bungalow
- Two Bedrooms
- Excellent Transport Links
- Garden to Front & Rear

**SOLD FOR £57k OVER STARTING BID!**

Sold at Auction for **£217,000**

Starting Bid was **£160,000**



Let's talk auction...



# Keep an eye out for our '**Special Lot**' in November's Auction!



Here's a sneak peek  
of what's on offer  
with all proceeds  
going to charity!



0191 737 1152  
[northeast@pattinson.co.uk](mailto:northeast@pattinson.co.uk)



## PROPERTIES STILL AVAILABLE!

ONLINE  
SECURE  
SALES

This is a selection of our properties which are offered for sale in our online auction. If you want further information or to arrange a viewing on any of these properties then please contact the North East auction team today:

# 0191 737 1152

northeast@pattinson.co.uk



pattinsonauctions.co.uk

Address	Starting Bid	Address	Starting Bid
4 Keats Avenue Sunderland Tyne and Wear SR5 2LQ	<b>£30,000</b>	24 River View Low Street Sunderland Tyne and Wear SR1 2AT	<b>£55,000</b>
19 Hastings Street Sunderland Tyne & Wear SR2 8SR	<b>£39,950</b>	23 St. Wilfrids Road Hexham Northumberland NE46 2EA	<b>£100,000</b>
3a Derwent Terrace Burnopfield Newcastle upon Tyne Durham NE16 6NE	<b>£55,000</b>	17 Widdrington Road Blaydon Blaydon-on-Tyne Tyne and Wear NE21 4BX	<b>£120,000</b>
242 West Street Wallsend Tyne and Wear NE28 8ED	<b>£95,000</b>	16 Jane Street Stanley Durham DH9 7BH	<b>£35,000</b>
52 Fifth Street Horden Peterlee Durham SR8 4LA	<b>£17,500</b>	37 Laet Street North Shields Tyne and Wear NE29 6NN	<b>£45,000</b>
17 Big Waters Close Brunswick Village Newcastle upon Tyne Tyne and Wear NE13 7ES	<b>£115,000</b>	42 Outram Street Middlesbrough Middlesbrough Cleveland TS1 4EL	<b>£34,950</b>
1 Walnut Place Kenton Newcastle upon Tyne Tyne & Wear NE3 4QS	<b>£100,000</b>	15 Chantry Mews, Bridge Street Morpeth Morpeth Northumberland NE61 1PT	<b>£114,950</b>
1A Walnut Place Montagu Estate Newcastle upon Tyne Tyne & Wear NE3 4QS	<b>£50,000</b>	6 High Meadows Kenton Newcastle upon Tyne Tyne and Wear NE3 4PW	<b>£79,950</b>
4 Mortimer Drive Norton Stockton-on-Tees Cleveland TS20 1HA	<b>£63,000</b>	28 Cromwell Road South Bank Middlesbrough Cleveland TS6 6JH	<b>£15,000</b>
8 Eighth Street Horden Peterlee Durham SR8 4LY	<b>£20,000</b>	24 Cromwell Road South Bank Middlesbrough Cleveland TS6 6JH	<b>£14,000</b>
25 Wingate Way Ashington Northumberland NE63 8SN	<b>£95,000</b>	55-57 North Seaton Road Newbiggin-by-the-Sea Northumberland NE64 6XR	<b>£49,950</b>
1 Sharnford Close Backworth Newcastle upon Tyne Tyne and Wear NE27 0JY	<b>£135,000</b>	122 Waterloo Road Blyth Blyth Northumberland NE24 1DE	<b>£120,000</b>
80 The Wills Building Wills Oval Newcastle upon Tyne Tyne and Wear NE7 7RH	<b>£125,000</b>	22 + 23 Ropery Walk Seaham Durham SR7 7JZ	<b>£50,000</b>
97 Dalton Avenue Lynemouth Morpeth Northumberland NE61 5TF	<b>£44,950</b>	12 Marlborough Street North Chichester South Shields Tyne and Wear NE33 4DA	<b>£35,000</b>
61 Dolphin Quays Clive Street North Shields Tyne and Wear NE29 6HJ	<b>£90,000</b>	1 Quayside House High Street East End Sunderland Tyne and Wear SR1 2AY	<b>£39,950</b>
3 Station Terrace Choppington Choppington Northumberland NE62 5TH	<b>£59,000</b>	8 The Crescent Blackhall Colliery Hartlepool Durham TS27 4LE	<b>£55,000</b>
26 Errington Street Brotton Saltburn-by-the-Sea North Yorkshire TS12 2TA	<b>£39,000</b>	32 Alexandra Way Wallsend Wallsend Tyne and Wear NE28 9JX	<b>£115,000</b>
7 Glebe Avenue Easington Durham Durham SR8 3HG	<b>£35,000</b>	33/33a Woodhorn Road Ashington Northumberland NE63 9AS	<b>£80,000</b>
19 Ashkirk Dudley Cramlington Tyne and Wear NE23 7DF	<b>£45,000</b>	15 High Street Dalbeattie Dumfries and Galloway DG5 4AD	<b>£45,000</b>
11 Ford Lodge South Hylton Sunderland Tyne & Wear SR4 0QF	<b>£60,000</b>	196 Ovington Grove Newcastle upon Tyne Tyne and Wear NE5 2QD	<b>£69,950</b>
50 St. Cuthbert Avenue Marton-in-Cleveland Middlesbrough Cleveland TS7 8RG	<b>£260,000</b>	39 Ariel Street Ashington Ashington Northumberland NE63 9HA	<b>£39,950</b>
119 Canterbury Street South Shields Tyne and Wear NE33 4DD	<b>£30,000</b>	7 Newcastle Terrace Framwellgate Moor Durham Durham DH1 5EG	<b>£120,000</b>
3a High Market Ashington Northumberland NE63 8NE	<b>£28,000</b>	Beadnell House Longhorsley Longhorsley Morpeth Northumberland NE65 8TG	<b>£260,000</b>
3 Tennyson Court Felling Gateshead Tyne and Wear NE8 3NL	<b>£30,000</b>	15 Midmoor Road Pallion Sunderland Tyne and Wear SR4 6NP	<b>£45,000</b>
24 Wicklow Street Middlesbrough Middlesbrough Cleveland TS1 4RG	<b>£30,000</b>	22 Mainsforth Terrace West Hendon Sunderland Tyne and Wear SR2 8JX	<b>£44,950</b>
1 Grove Road Tow Law Bishop Auckland Durham DL13 4AG	<b>£28,000</b>	137 Waterloo Walk Washington Tyne and Wear NE37 3EL	<b>£15,000</b>
53 Rydal Street Hartlepool Hartlepool Durham TS26 9BA	<b>£25,000</b>	203 Queen Alexandra Road North Shields North Shields Tyne and Wear NE29 9BE	<b>£95,000</b>
10 Cygnet Park The Links Whitley Bay Tyne and Wear NE26 4RR	<b>£39,950</b>	74 Bamburgh Close Washington Tyne and Wear NE38 0HP	<b>£58,000</b>

## Let's talk auction...

## Auction success story



Bewicke Road, Wallsend, Tyne and Wear, NE28 6SH

- Portfolio of 10 Self-Contained Flats
- 4x One Bed, 3x Two Bed, 3x Three Bed
- Eight Out of Ten Flats Currently Let
- Current Annual Income £36,920

**SOLD FOR £26k OVER STARTING BID!**

Sold at Auction for **£206,000**

Starting Bid was **£180,000**



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



Auction  
success  
story



**0%**  
SALES FEE

Mundella Terrace, Heaton, Newcastle, NE6 5HX

- Terraced Property
- Three Bedrooms
- Excellent Investment Opportunity
- Sought After Location

**SOLD FOR £34k OVER STARTING BID!**

Sold at Auction for **£144,000!**

Starting Bid was **£110,000**



Let's talk auction...

# CALLING ALL LANDLORDS!

---

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

---

## **PATTINSON OFFER MORE:**

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



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**PATTINSON.CO.UK/RENT**





## Our services

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

\*Additional Fees and T&C apply



**0800 24 24 26**

# North East Auction

Wednesday 30<sup>th</sup> October 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](http://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**



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## Proxy Form for Conditional & Unconditional Lots

### Please Select Method of Bidding:

Proxy: ☐ Telephone: ☐

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

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

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

Date of auction: ..... Lot Number: .....

The property is offered in the:

Conditional Auction: ☐ Unconditional Auction: ☐

Address of Lot:

.....

Post Code: .....

Maximum Bid: £ .....

Maximum Bid in Words:

.....

If successful and paying by credit or debit card the buyer must be contactable on the night of the auction with sufficient funds available in the account. Alternatively cleared funds may be banked with Keith Pattinson prior to the auction which would be refunded the day after the auction if unsuccessful. I also authorize the payment of an administration fee of £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](http://pattinsonauctions.co.uk). In compliance with Anti Money Laundering Regulations an Equifax search will be carried out to verify your identity and proof of residency. This does not affect your credit file.

Signed: ..... Date: .....

on behalf of Keith Pattinson Ltd

.....

Card Number: .....

Start Date: ..... Expiry Date: .....

Issue Number\*: ..... Security Code: .....

**TO BE SHREDDED AFTER USE**

Let's talk auction...

## General Conditions of Sale

### GLOSSARY

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

Wherever it makes sense

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

- A 'person' includes a corporate body

- Words of one gender include the other genders

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

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

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

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

**Administration Fee** means the sum of £780 including VAT.

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

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

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

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

subsequent **business day**

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

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

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

**Auction** the auction advertised in the **catalogue**

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

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

**Auctioneers** the auctioneers at the **auction**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Ready to complete** ready, willing and able to complete:

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

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

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

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

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

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

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

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

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

**VAT** value Added Tax or other tax of a similar nature

**VAT option** an option to tax

**We (and us and our)** the auctioneers

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



## AUCTION CONDUCT CONDITIONS

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

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

### A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

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

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

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

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

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

### A6 Extra Auction Conduct Conditions

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

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

## General Conditions of Sale

### GENERAL CONDITIONS OF SALE

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

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

#### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

#### G2. Deposit

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

- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum), and

- (b) 10% of the price (exclusive of VAT on the price)

G2.2 The deposit:

- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
- (b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and any interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on the first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.

G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

#### G3. Between contract and completion

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

- (a) produce to the buyer on request all relevant insurance details;
- (b) pay the premiums when due;
- (c) if the buyer so requests and pays any additional premium, use reasonable endeavors to increase the sum insured or make other changes to the policy
- (d) at the request of the buyer, use reasonable endeavors to have the buyer's interest noted on the policy if it does not cover a contracting purchaser
- (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
- (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim;

and the buyer must on completion re-imburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.

G3.2 No damage to or destruction of the lot nor any deterioration in its condition however caused, entitles the buyer to any reduction in price or to delay completion, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.5 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

#### G4. Title and identity

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

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



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

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

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

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

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

(ii) the documents accompanying that application;

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

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

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

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

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

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

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

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

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

## **G5. Transfer**

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

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

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

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

liability.

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

## **G6. Completion**

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

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

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

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

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

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

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

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

## **G7. Notice to complete**

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

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

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

(a) terminate the contract

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

(c) forfeit the deposit and any interest on it

(d) resell the lot and

(e) claim damages from the buyer.

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

(a) terminate the contract and

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

## **G8. If the contract is brought to an end**

If the contract is lawfully brought to an end:

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

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

## **G9. Landlord's licence**

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

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

## General Conditions of Sale

requires.

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

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

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

### G10. Interest and apportionments

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

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

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

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

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

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

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

### G11. Arrears

#### Part 1 Current Rent

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

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

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

arrears of current rent.

#### Part 2 Buyer to pay for arrears

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

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

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

#### Part 3 Buyer not to pay for arrears

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

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

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

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

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

### G12. Management

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

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

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

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

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

### **G13. Rent deposits**

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

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

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

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

### **G14. VAT**

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

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

### **G15. Transfer as a going concern**

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

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

### **G16. Capital allowances**

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

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

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

G16.4 The seller and buyer agree:

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

### **G17. Maintenance agreements**

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

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

### **G18. Landlord and Tenant Act 1987**

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

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

### **G19. Sale by practitioner**

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

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

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

G19.4 The lot is sold:

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



## General Conditions of Sale

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

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
  - (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

### G20. TUPE

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

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

- (a) the seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion
- (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
- (c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion
- (d) the buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

### G21. Environmental

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

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

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

### G22. Service charge

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

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

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

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

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

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

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

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

- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
- (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

### G23. Rent reviews

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

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

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

G23.4 The seller must promptly:

- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

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

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

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

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

#### **G24. Tenancy renewals**

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

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

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

G24.4 Following completion the buyer must:

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

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

#### **G25. Warranties**

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

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

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

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

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

#### **G26. No assignment**

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

#### **G27. Registration at the Land Registry**

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

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

to such lease showing itself registered as proprietor.

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

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

#### **G28 Notices and other communications**

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

G27.2 A communication may be relied on if:

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

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

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

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

#### **G29. Contracts (Rights of Third Parties) Act 1999**

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

#### **G30 Extra General Conditions**

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

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

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

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

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



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