



Pattinson
Auction

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



North East Auction:

**Wednesday
29th January**



Auction Catalogue

North East January 2020

In this issue...



A Word from Our Director



Why Auction?



Featured Properties



Pattinson Rental News



Pattinson Wealth



Upcoming Auction Dates



Online Auction -
Properties still available

Benson Road, Byker, Newcastle, NE6 2SH

Auction
success
story



Starting Bid was **£20,000**

Sold at Auction for **£52,000**



0191 737 1152
pattinsonauctions.co.uk



RICS



A word from our Auction Director...



With 2020 now in full swing we are hitting the ground running to make this year just as successful as 2019. Last year we saw an increase of 53% of units sold, compared to 2018, and this year we are aiming to increase this figure even more.

Our first auction of 2020 is off to a strong start with a fantastic range of properties including a two-bedroom apartment in the sought-after Mitchell Gardens, South Shields. With a starting bid of £79,950 this would make an ideal property for first time buyers or someone looking to downsize. We are also offering a three-bedroom double fronted terraced cottage in Fulwell, Sunderland. With a starting bid of only £72,000, and the property being ready to move in to, what is there not to love?

Don't forget that we will continue to be taking auction entries throughout the year! If you have a property to sell, our auction team will be happy to answer any questions you may have and walk you through the process.

Last month we acquired a three-bedroom terraced house in Byker which we knew was going to be popular from the outset. Our auction team arranged over 100 viewings which resulted in almost 20 interested parties bidding on the property, with it finally being sold for over two and a half times the starting bid!

Make sure you don't miss out on the chance of getting the best price for your property. Get in touch with our auction experts on **0191 737 1152** or email northeast@pattinson.co.uk

Happy bidding!



Justin Beckwith
Auction Director

Justin Beckwith



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

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

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

Starting Bid **£180,000**



Sold For **£206,000**

- Portfolio of 10 self-contained flats
- 4x one bed, 3x two bed, 3x three bed
- Eight out of ten flats currently let

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**



Hylton Road, Millfield, Sunderland, Tyne & Wear, SR4 7YA

Starting Bid **£63,000**



Sold For **£77,600**

- Three Storey, Four Floor Property
- 2x Retail Units with Storage Space
- NIA 280.8sqm (3,032sqft)

Front Street, Lanchester, County Durham, DH7 0LA

Starting Bid **£90,000**



Sold For **£100,000**

- Two Storey Terraced Property
- Ground Floor A1 Hairdressing Salon
- Storage space to first floor

Front Street, Shotley Bridge, Consett, DH8 0HL

Starting Bid **£109,950**



Sold For **£126,000**

- Two Storey Residential Property
- 162sqm Single Storey Garage
- 236sqm Land Site Opposite

Lowthian Road, Hartlepool, County Durham, TS24 8BH

Exchanged within 3 weeks!



Sold For **£33,000**

- Three Storey Mid-Terraced Property
- NIA 100sqm (1,070sqft)
- Variety of Office Accommodation

Let's talk property...

North East Auction

Wednesday 29th January 2020

North East Auction Index...

Lot Address	Starting Bid	Lot Address	Starting Bid
78 Acomb Crescent, Red House Farm, Newcastle, NE3 2AY	£135,000	89 Dipton Avenue, Grainger Park, Newcastle, NE4 8DT	£35,000
50 Albert Street, Grange Villa, Chester Le Street, DH2 3LS	£29,000	87 Dormand Court, Wingate, TS28 5HJ	£63,000
19 Alexandra Terrace, Sunnyside, Newcastle, NE16 5LH	£109,000	34 Durham Road, Ushaw Moor, DH7 7LF	£45,000
39 Alexandra Way, Cramlington, NE23 6EB	£55,000	58 Edward Street, North Ormesby, Middlesbrough, TS3 6JJ	£15,000
42 Allen Terrace, Crawcrook, Ryton, NE40 4NQ	£90,000	91 Edward Terrace, New Brancepeth, DH7 7EN	£500
20 Ascot Street, Peterlee, SR8 3RU	£32,500	61 Eighth Street, Blackhall Colliery, Hartlepool, TS27 4EU	£20,000
52 Ash Hill Court Ashbrooke Crescent, Sunderland, SR2 7HX	£79,000	64 Elmwood Avenue, Wallsend, NE28 6LA	£45,000
24 Ashleigh Road, Denton Burn, Newcastle, NE5 2AB	£85,000	35 Elswick Road, Newcastle, NE4 8DS	£45,000
70 Baden Street, Chester Le Street, DH3 3JQ	£65,000	53 Eppleton Row, Hetton-le-Hole, Houghton Le Spring, DH5 9DS	£35,000
81 Barrasford Close, Ashington, NE63 8XT	£155,000	82 Essyn Court, Peterlee, SR8 3GA	£139,950
27 Barwick Street, Peterlee, SR8 3SA	£18,000	79 Fairfield, Ryton, NE40 3AS	£115,000
66 Belsay Place, Arthurs Hill, Newcastle, NE4 5NX	£110,000	41 Fernroyd The Villas, Thornley, DH6 3EW	£95,000
12 Blumer Street, Houghton Le Spring, DH4 6LN	£20,000	54 Fieldview Close, Port Clarence , Middlesbrough, TS2 1TN	£18,000
72 Blyth Street, Chopwell, Newcastle, NE17 7BX	£29,000	57 Fifth Street, Horden, Peterlee, SR8 4LA	£18,500
48 Boldon Lane, South Shields, NE34 0AR	£45,000	60 Finchale View, West Rainton, Houghton Le Spring, DH4 6SD	£80,000
51 Bradley Terrace, Easington Lane, Houghton Le Spring, DH5 0JY	£27,000	88 Finsbury Street, Middlesbrough, TS1 4JR	£35,000
10 Britannia Guest House, Julian Avenue, South Shields, NE33 2EW	£310,000	1 Fourth Street, Blackhall Colliery, Hartlepool, TS27 4EP	£18,000
77 Brusselton Court, Stockton, Stockton-on-Tees, TS18 3AN	£49,000	62 Francis Street, Fulwell, Sunderland, SR6 9RQ	£72,000
23 Burns Terrace, Shotton Colliery, DH6 2PD	£40,000	21 Front Street, Great Lumley, Chester Le Street, DH3 4JE	£136,000
25 Carlow Street, Middlesbrough , Middlesbrough, TS1 4SD	£34,950	33 Front Street, Hobson, Newcastle, NE16 6EF	£95,000
36 Cayton Grove, Chapel House, Newcastle, NE5 1HL	£140,000	3 Gatesgarth Close, Hartlepool, TS24 8RB	£48,000
18 Chapel Street, West Auckland, Bishop Auckland, DL14 9HP	£54,000	56 Hampshire Place, Usworth, Washington, NE37 2NP	£85,000
90 College Place, Ashington, NE63 9QZ	£30,000	47 Hartlepool Avenue, Horden, Peterlee, SR8 4PD	£49,950
		40 Hill Avenue, Seghill, Cramlington, NE23 7EY	£80,000



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

Lot Address	Starting Bid	Lot Address	Starting Bid
15 Holly Street, Jarrow, NE32 5HZ	£80,000	73 Regent Terrace, Sunderland, SR2 9QN	£30,000
55 Jameson House, John Street, Sunderland, SR1 1AG	£19,950	16 Rosedale Terrace, Horden, Peterlee, SR8 4RF	£65,000
68 Johnson Estate, Wheatley Hill, DH6 3LQ	£109,000	11 Rothbury Avenue, Horden, Peterlee, SR8 4BA	£35,000
31 Jubilee Crescent, Rothbury, Morpeth, NE65 7QZ	£99,950	84 Saville Street, North Shields, NE30 1NS	£60,000
43 Jubilee Crescent, Sherburn Hill, DH6 1PH	£50,000	8 Sheriff Street, Hartlepool, TS26 8HL	£35,000
80 Lindisfarne Avenue, Thornaby, Stockton-on-Tees, TS17 8GJ	£99,000	2 St. Helens Lane, Corbridge, NE45 5JE	£190,000
59 Long Meadow Close, Ryton, NE40 4TE	£145,000	5 St. Helens Lane, Corbridge, NE45 5JE	£170,000
69 Malthouse Dispensary Street, Alnwick, NE66 1LN	£125,000	76 St. Marys Field, Morpeth, NE61 2QB	£135,000
30 Mann Crescent, Murton, Seaham, SR7 9EE	£105,000	28 Stanley Terrace, Thornley, DH6 3ES	£39,000
46 Merley Gate, Morpeth, NE61 2EP	£135,000	86 Third Row, Linton Colliery, Morpeth, NE61 5SB	£45,000
75 Mitchell Gardens, Harton, South Shields, NE34 6EF	£79,950	67 Turners Buildings, Witton Gilbert, DH7 6QR	£79,000
7 Netherby Drive, Newcastle, NE5 2RU	£95,000	63 Tyne Green, Hexham, NE46 3HF	£100,000
6 Newlands Avenue, Blyth, NE24 2QN	£75,000	74 Waltham Avenue, Fairfield, Stockton-on-Tees, TS18 5AE	£165,000
17 Normount Road, Newcastle, NE4 8SH	£59,000	13 Waterloo Walk, Washington, NE37 3EL	£8,000
71 North Terrace, Wallsend, NE28 6PZ	£80,000	4 Waterville Place, North Shields, NE29 6SE	£90,000
14 North View, Haswell, DH6 2DH	£55,000	93 West Avenue, Harton, South Shields, NE34 6BD	£190,000
92 North View, Haswell, DH6 2DH	£99,000	29 West Crescent, Darlington, DL3 7PR	£185,000
26 Northcote Street, Stockton, Stockton-on-Tees, TS18 3JB	£59,950	85 West Farm Whickham Highway, Whickham, NE16 4EP	£220,000
83 Northumberland Avenue, Newbiggin-by-the-Sea, NE64 6RJ	£28,000	9 West Hextol, Hexham, NE46 2BW	£175,000
38 Ormston Street, Cramlington, NE23 3BE	£60,000	49 West Road, Newcastle, NE4 9PU	£90,000
22 Park Road, Ashington, NE63 8AF	£65,000	37 Westway, Dunston, Gateshead, NE11 9TQ	£110,000
44 Pine Lodge Hepscott, Morpeth, NE61 6LX	£340,000	32 Whitehead Street, South Shields, NE33 5LZ	£54,000
65 Pinfold Court Boldon Lane, Cleadon, Sunderland, SR6 7RE	£50,000	45 Wicklow Street, Middlesbrough, Middlesbrough, TS1 4RG	£30,000

Let's talk auction...

Featured Properties

Let's talk auction...

Edward Terrace, New Brancepeth, Durham, DH7 7EN

Starting bid **£500**



- Semi Rural Location
- Renovation Project in Need of Structural Repair
- 4 Edward Terrace sold for £53,500 in May 2017

Francis Street, Fulwell, Sunderland, SR6 9RQ

Starting bid **£72,000**



- Terraced Cottage
- Three Bedrooms
- Number 114 Francis Street Sold For £91,000 in 2017

Mitchell Gardens, Harton, South Shields, NE34 6EF

Starting bid **£79,950**



- First Floor Apartment
- Two Bedrooms
- Single Garage

North Terrace, Wallsend, Tyne & Wear, NE28 6PZ

Starting bid **£80,000**



- Terraced Property
- Two Bedrooms
- 41 North Terrace Sold for £141,000



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North East Auction:
Wednesday
29th January



Kingston Park Newcastle NE13 8AF

5pm - Registration | 5:30pm - Auction Start



North East Auction

Wednesday 29th January 2020



Fourth Street, Blackhall Colliery, TS27 4EP

- Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- Achievable Rental Yield 15%+
- 17 Fourth Street Sold for £32,000 in 2017

Lot
1

EPC - E

Unconditional Reservation Fee

Starting Bid £18,000

CALL TO VIEW: 0191 5183521 | Peterlee



St. Helens Lane, Corbridge, NE45 5JE

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

Lot
2

EPC - D

Unconditional

Starting Bid £190,000

CALL TO VIEW: 01434 605376 | Hexham



Gatesgarth Close, Hartlepool, TS24 8RB

- Two Double Bedrooms
- First Floor Apartment
- Possible rental return £500pcm - 11%
- Ready to Move In To
- Allocated Parking
- 49 Gatesgarth Sold for £72,500 in 2017

Lot
3

EPC - C

Unconditional

Starting Bid £48,000

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**



Waterville Place, North Shields, NE29 6SE

- Four Bedrooms
- Kitchen Diner
- South Facing Private Yard
- Potential Rental Income £7,200 Per Annum
- 3a Waterville Place Sold for £132,000 in 2008

Lot
4

EPC - F

Unconditional Reservation Fee

Starting Bid £90,000

CALL TO VIEW: 0191 2960696 | North Shields



St. Helens Lane, Corbridge, NE45 5JE

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Off Street Parking
- Large South Facing Rear Garden
- 25 St. Helens Sold for £286,000

Lot
5

EPC -

Unconditional

Starting Bid £170,000

CALL TO VIEW: 01434 605376 | Hexham



Newlands Avenue, Blyth, NE24 2QN

- Semi Detached
- Two Bedrooms
- Some Updating Required
- Ideal Investment
- Great Location
- No Upper Chain

Lot
6

EPC - E

Unconditional

Starting Bid £75,000

CALL TO VIEW: 01670 369000 | Blyth

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Netherby Drive, Newcastle upon Tyne, NE5 2RU

- Semi Detached House
- Popular Location
- Close to Amenities & Good Transport Links
- Viewing Recommended
- Three Bedrooms
- 73 Netherby Drive Sold for £122,000 in 2019

Lot
7

EPC - D

Unconditional Reservation Fee

Starting Bid £95,000

CALL TO VIEW: 0191 2725880 | West Road



Sheriff Street, Hartlepool, TS26 8HL

- Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Close To Colleges & Schools
- Potential Rental Income £5100pa
- 21 Sheriff Street Sold for £43,000

Lot
8

EPC - F

Unconditional

Starting Bid £35,000

CALL TO VIEW: 0191 5183521 | Peterlee



West Hextol, Hexham, NE46 2BW

- Semi-Detached Family Home
- Popular West End Location
- Requires Some Updating
- Lounge
- Dining Room
- 1 West Hextol Sold for £278,000 in 2018

Lot
9

EPC - D

Conditional

Starting Bid £175,000

CALL TO VIEW: 01434 605376 | Hexham



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



Julian Avenue, South Shields, NE33 2EW

- Three Storey Guest House
- Freehold & Business For Sale
- Thirteen Letting Bedrooms
- Excellent Reviews (9.3 Booking.com)
- Upgraded Central Heating System
- Great Coastal Location

Lot
10

EPC -

Unconditional

Starting Bid £310,000

CALL TO VIEW: 0191 737 1154 | Commercial



Rothbury Avenue, Horden, SR8 4BA

- Three Bedroom End Terrace
- Gas Central Heating & Double Glazing
- Off Street Parking For Multiple Vehicles
- Large Rear Garden
- Approx Achievable Rental Yield 11%+
- 20 Rothbury Avenue Sold For £77,000

Lot
11

EPC - E

Unconditional Reservation Fee

Starting Bid £35,000

CALL TO VIEW: 0191 5183521 | Peterlee



Blumer Street, Houghton Le Spring, DH4 6LN

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Rear Paved Yard
- Recently Redecorated
- 10 Blumer Street Sold for £35,000 in 2018

Lot
12

EPC - D

Unconditional Reservation Fee

Starting Bid £20,000

CALL TO VIEW: 0191 737 1152 | North East Auction

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Waterloo Walk, Washington, NE37 3EL

- One Bedroom
- Apartment
- Gas Central Heating
- EPC Rating - C
- Potential Rental Income of £3,600 Per Annum
- 143 Waterloo Walk Sold for £18,500 in 2017

Lot
13

EPC - C

Unconditional

Starting Bid £8,000

CALL TO VIEW: 0191 4154467 | Washington



North View, Haswell, DH6 2DH

- Semi Detached Property
- Two Bedrooms
- EPC Rating C
- Garage
- Potential Rental Income £5,400 PA
- 6 Holly Street Sold for £103,000 in 2018

Lot
14

EPC - C

Conditional

Starting Bid £55,000

CALL TO VIEW: 0191 5120933 | Houghton



Holly Street, Jarrow, NE32 5HZ

- Gas Central Heating
- Double Glazing
- Loft Conversion
- Off Street Parking
- Great Transport Links

Lot
15

EPC - E

Unconditional Reservation Fee

Starting Bid £80,000

CALL TO VIEW: 0191 5143929 | Sunderland



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



Rosedale Terrace, Horden, SR8 4RF

Lot
16

- Two Double Bedroom Semi Detached
- Plus Loft Room
- Detached Garage
- Perfect First Home
- No Forward Chain - Vacant
- 24 Rosedale Terrace Sold for £112,000 in 2019

EPC - D

Unconditional

Starting Bid £65,000

CALL TO VIEW: 0191 5183521 | Peterlee



Normount Road, Newcastle upon Tyne, NE4 8SH

Lot
17

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Close to Amenities
- Viewing Recommended
- 33 Normount Road Sold for £75,000 in 2018

EPC - D

Unconditional Reservation Fee

Starting Bid £59,000

CALL TO VIEW: 0191 2725880 | West Road



Chapel Street, West Auckland, DL14 9HP

Lot
18

- Two Bedroom Terraced
- Ideal Investment
- Popular Location
- Good Potential Rental Return
- 12 Chapel Street Sold for £85,000 in 2009

EPC - E

Unconditional Reservation Fee

Starting Bid £54,000

CALL TO VIEW: 0191 3832133 | Durham City

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Alexandra Terrace, Sunnyside, NE16 5LH

- Sunnyside Location
- Beautifully Presented
- Two Bedrooms
- Front Garden & Rear yard
- Good Transport Links
- 4 Alexandra Terrace Sold for £122,500 in 2010

Lot
19

EPC - D

Unconditional

Starting Bid £109,000

CALL TO VIEW: 0191 477 5116 | Whickham



Ascot Street, Peterlee, SR8 3RU

- Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Modernised Interior
- Currently Tenanted
- Rental Income £4,188 PA

Lot
20

EPC - D

Unconditional Reservation Fee

Starting Bid £32,500

CALL TO VIEW: 0191 5183521 | Peterlee



Front Street, Great Lumley, DH3 4JE

- Three Bedroom End Terrace
- Originally Two Properties
- Large Gardens To The Rear
- Large Kitchen Diner
- Ideal Family Home
- 66 Front Street Sold for £123,000 in 2016

Lot
21

EPC - D

Unconditional Reservation Fee

Starting Bid £136,000

CALL TO VIEW: 0191 3832133 | Durham City



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



Park Road, Ashington, NE63 8AF

Lot
22

- Three Bedroom Terraced Home
- Popular West End Location
- Over Looking The People Park
- Cosmetic Updating Required
- High Levels of Interest Expected
- 48 Park Road Sold for £112,000 in 2016

EPC - E

Conditional

Starting Bid £65,000

CALL TO VIEW: 01670 568096 | Ashington



Burns Terrace, Shotton Colliery, DH6 2PD

Lot
23

- Three Bedrooms
- Semi Detached Property
- Realistically Priced
- Recently Improved
- Off Street Parking
- Tenanted Investment Bringing In 10% Yield

EPC - D

Unconditional Reservation Fee

Starting Bid £40,000

CALL TO VIEW: 0191 5183521 | Peterlee



Ashleigh Road, Denton Burn, NE5 2AB

Lot
24

- Semi Detached Bungalow
- Two Bedrooms
- Garden to Front & Side
- Viewing Recommended
- Single Garage
- 27 Ashleigh Road Sold for £159,000 in 2018

EPC - D

Unconditional Reservation Fee

Starting Bid £85,000

CALL TO VIEW: 0191 2725880 | West Road

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Carlow Street, Middlesbrough, TS1 4SD

- Terraced Property
- Two Bedrooms
- Currently Tenanted
- Yard to Rear
- Current Annual Income of £4,500 PA
- 16 Carlow Street Sold for £59,000 in 2018

Lot
25

EPC - E

Unconditional

Starting Bid £34,950

CALL TO VIEW: 01642 210132 | Teesside Office



Northcote Street, Stockton, TS18 3JB

- End Terrace
- Three Bedrooms
- Two Reception Rooms
- On Street Parking
- Yard to Rear
- No Chain

Lot
26

EPC - C

Unconditional Reservation Fee

Starting Bid £59,950

CALL TO VIEW: 01642 210132 | Teesside Office



Barwick Street, Peterlee, SR8 3SA

- Terraced Property
- Two Bedrooms
- In Need of Some Refurbishment
- Potential Yield 16%+
- Potential Rental Income £4,800 PA
- 25 Barwick Street Sold 37,000 January 2019

Lot
27

EPC - D

Unconditional Reservation Fee

Starting Bid £18,000

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**



Stanley Terrace, Thornley, DH6 3ES

Lot
28

- Two Bedrooms
- Terraced Property
- No Onward Chain
- Off Street Parking
- Yard to the Rear
- 1 Stanley Street Sold for £50,000 in 2018

EPC - F

Unconditional

Starting Bid £39,000

CALL TO VIEW: 0191 5183521 | Peterlee



West Crescent, Darlington, DL3 7PR

Lot
29

- Four Bedrooms
- Semi Detached
- Character Property
- Four Reception Rooms
- Gated Driveway
- 70 West Crescent Sold for £242,000 in 2016

EPC - E

Unconditional Reservation Fee

Starting Bid £185,000

CALL TO VIEW: 0191 737 1152 | North East Auction



Mann Crescent, Murton, SR7 9EE

Lot
30

- Three Bedrooms
- Semi Detached Property
- Field Views
- Vacant Possession
- Good Sized Garden
- No Onward Chain

EPC - E

Unconditional

Starting Bid £105,000

CALL TO VIEW: 0191 5183521 | Peterlee

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Jubilee Crescent, Rothbury, NE65 7QZ

Lot
31

- Three Bedroom Semi Detached
- Fully Boarded Loft with Pull Down Ladders
- Fantastic Views Over the Village & Cheviot Hills
- New Flooring to the Bathroom & Downstairs WC
- Rothbury Offers First & Middle Schools
- 14 Jubilee Crescent Sold for £140,000 in 2017

EPC - C

Unconditional

Starting Bid £99,950

CALL TO VIEW: 01665 604193 | Alnwick



Whitehead Street, South Shields, NE33 5LZ

Lot
32

- Three Bedrooms
- Upper Flat
- Good Size Garage
- Gas Central Heating
- Close to Metro Station
- 3 Whitehead Street Sold for £89,950 in 2006

EPC - D

Unconditional Reservation Fee

Starting Bid £54,000

CALL TO VIEW: 0191 737 1152 | North East Auction



Front Street, Hobson, NE16 6EF

Lot
33

- Terraced Property
- Two Bedrooms
- Well Presented
- Good Transport Links
- Situated in Hobson Close to the Popular Village of Burnopfield
- 46 Front Street Sold for £111,000 in 2017

EPC - D

Unconditional

Starting Bid £95,000

CALL TO VIEW: 0191 477 5116 | Whickham



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



Durham Road, Ushaw Moor, DH7 7LF

- Terraced House
- Two Bedrooms
- Yard to Rear
- Close to Local Amenities
- Modern Kitchen
- 4 Durham Road Sold for £68,000 in 2019

EPC - C

Unconditional Reservation Fee

Starting Bid £45,000

CALL TO VIEW: 0191 3832133 | Durham City

Lot
34



Elswick Road, Newcastle upon Tyne, NE4 8DS

- Two Bedrooms
- First Floor Flat
- Close to Local Amenities
- Excellent Transport Links
- Yard to Rear
- 478 Elswick Road Sold for £78,000

EPC - C

Unconditional

Starting Bid £45,000

CALL TO VIEW: 0191 2725880 | West Road

Lot
35



Cayton Grove, Chapel House, NE5 1HL

- Detached Bungalow
- Two Bedrooms
- Corner Plot
- Popular Location
- Viewing Recommended
- 13 Cayton Grove Sold for £185,000 in 2019

EPC -

Unconditional Reservation Fee

Starting Bid £140,000

CALL TO VIEW: 0191 2725880 | West Road

Lot
36

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Westway, Dunston, NE11 9TQ

- Three Bedrooms
- Semi Detached House
- Detached Garage
- South Facing Rear Garden
- Private Road to Rear
- 254 Westway Sold For £145,950 In 2012

Lot
37

EPC - D

Unconditional

Starting Bid £110,000

CALL TO VIEW: 0191 477 5116 | Whickham



Ormston Street, Cramlington, NE23 3BE

- Two Double Bedrooms
- Pleasant Outlook to Front Elevation
- Great Buy to Let Opportunity
- Well Presented
- Brilliant Access to Road Links
- Potential Rental Income £5,700 PA

Lot
38

EPC - C

Unconditional Reservation Fee

Starting Bid £60,000

CALL TO VIEW: 01670 568098 | Cramlington



Alexandra Way, Cramlington, NE23 6EB

- Two Bedroom Lower Flat
- Gas Central Heating
- Wet Room
- Fantastic Rear Garden
- Garage To Rear With Electric Roller Door
- 8 Alexandra Way Sold For £67,000 in 2019

Lot
39

EPC - C

Unconditional

Starting Bid £55,000

CALL TO VIEW: 01670 568098 | Cramlington



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Hill Avenue, Seghill, NE23 7EY

- Two Bedrooms
- Semi Detached House
- Good Size Plot
- Front, Side & Rear Garden
- Gas Heating & Double Glazing
- 25 Hill Avenue Sold for £105,000 in 2015

Lot
40

EPC - D

Unconditional

Starting Bid £80,000

CALL TO VIEW: 01670 369000 | Blyth



The Villas, Thomley, DH6 3EW

- Two Bedroom Bungalow
- Semi Detached
- Popular Location
- Low Maintenance Gardens Front & Rear
- Neutrally Decorated Throughout
- Quarry House The Villas Sold for £110,000 in 2006

Lot
41

EPC - E

Unconditional Reservation Fee

Starting Bid £95,000

CALL TO VIEW: 0191 3832133 | Durham City



Allen Terrace, Crawcrook, NE40 4NQ

- Terraced Property
- Three Bedrooms
- Well Presented
- Close to Local Amenities
- Off street parking
- 1 Allen Terrace Sold for £105,000 in 2016

Lot
42

EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

CALL TO VIEW: 0191 477 5116 | Whickham

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Jubilee Crescent, Sherburn Hill, DH6 1PH

Lot
43

- Terraced Property
- Two Bedrooms
- Gardens Front & Rear
- Ideal First Time Buy
- Popular Location
- 40 Jubilee Crescent Sold for £73,500 in 2017

EPC - D

Unconditional Reservation Fee

Starting Bid £50,000

CALL TO VIEW: 0191 3832133 | Durham City



Hepscott, Morpeth, NE61 6LX

Lot
44

- Five Bedrooms
- Large Dining Kitchen
- Detached Dormer Bungalow
- Approximately 3/4 Acre Plot
- Open Aspect Views and Stream in the Rear Garden
- Sought After Location

EPC - C

Unconditional

Starting Bid £340,000

CALL TO VIEW: 01670 568099 | Morpeth



Wicklow Street, Middlesbrough, TS1 4RG

Lot
45

- Terraced Property
- Two Bedrooms
- Gas Central Heating
- Ideal Investment Opportunity
- Currently Tenanted
- 32 Wicklow Street Sold for £54,000 in 2018

EPC - D

Unconditional Reservation Fee

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**



Merley Gate, Morpeth, NE61 2EP

Lot
46

- Two Bedroom Terrace
- Modern Development
- Sought After Estate
- Close To Transport Links A1 North & South
- Potential Rental Income £7,200 Per Annum
- 20 Merley Gate Sold for £158,000 in 2017

EPC - D

Unconditional

Starting Bid £135,000

CALL TO VIEW: 01670 568099 | Morpeth



Hartlepool Avenue, Horden, SR8 4PD

Lot
47

- Two Double Bedrooms
- Mid Terraced Bungalow
- Gas Central Heating & Double Glazing
- Off Street Parking
- No Upper Chain
- 12 Hartlepool Terrace Sold for £78,000 in 2008

EPC - D

Unconditional Reservation Fee

Starting Bid £49,950

CALL TO VIEW: 0191 5183521 | Peterlee



Boldon Lane, South Shields, NE34 0AR

Lot
48

- Split Level Maisonette
- Three Bedrooms
- Sold with Vacant Possession
- Gas Central Heating
- Large Reception Room
- 47 Boldon Lane Sold for £60,000

EPC - D

Unconditional Reservation Fee

Starting Bid £45,000

CALL TO VIEW: 0191 4540488 | South Shields

Let's talk auction...

North East Auction

Wednesday 29th January 2020



West Road, Newcastle upon Tyne, NE4 9PU

- First & Second Floor Office Space
- NIA 136.3sqm (1,467sqft)
- Very Established Location
- Great Transport Links Nearby
- Kitchen & W.C. Facilities
- Long Leasehold

Lot
49

EPC -

Unconditional

Starting Bid £90,000

CALL TO VIEW: 0191 737 1154 | Commercial



Albert Street, Grange Villa, DH2 3LS

- Terraced Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Rear Yard
- 79 Albert Street Sold for £35,000 in 2019

Lot
50

EPC - D

Conditional

Starting Bid £29,000

CALL TO VIEW: 0191 4154467 | Washington



Bradley Terrace, Easington Lane, DH5 0JY

- Terraced Property
- Two Bedrooms
- In Need of Refurbishment
- Two Reception Rooms
- Rear Yard
- Close to Local Amenities

Lot
51

EPC - D

Unconditional

Starting Bid £27,000

CALL TO VIEW: 0191 5120933 | Houghton



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Ashbrooke Crescent, Sunderland, SR2 7HX

- Top Floor Apartment
- Two Bedrooms
- Private Parking
- Sold Fully Furnished
- Potential Rental Income of £7,500 PA
- 2 Ash Hill Court Sold for £125,000 in 2008

Lot
52

EPC - E

Unconditional

Starting Bid £79,000

CALL TO VIEW: 0191 5143929 | Sunderland



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

- 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

Lot
53

EPC - C

Unconditional Reservation Fee

Starting Bid £35,000

CALL TO VIEW: 0191 5120933 | Houghton



Fieldview Close, Port Clarence, TS2 1TN

- Terraced Property
- Three Bedrooms
- Driveway
- Front & Rear Gardens
- Previous Rental Income of Around £4,740 Per Annum
- 21 Fieldview Close Sold for £31,000 in 2016

Lot
54

EPC - C

Unconditional Reservation Fee

Starting Bid £18,000

CALL TO VIEW: 0191 5183521 | Peterlee

Let's talk auction...

North East Auction

Wednesday 29th January 2020



15 - 17 John Street, Sunderland, SR1 1AG

- Studio Apartment
- Open Plan Kitchen & Bedroom Area
- Separate Shower Room
- City Centre Living
- Ideal Investment Opportunity
- Potential Rental Income of £4,680 PA

Lot
55

EPC -

Unconditional Reservation Fee

Starting Bid £19,950

CALL TO VIEW: 0191 5143929 | Sunderland



Hampshire Place, Usworth, NE37 2NP

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Conservatory
- 11 Hampshire Place Sold for £120,000 in 2010

Lot
56

EPC - E

Unconditional Reservation Fee

Starting Bid £85,000

CALL TO VIEW: 0191 4540488 | South Shields



Fifth Street, Horden, SR8 4LA

- Mid Terraced Property
- Two Bedrooms
- Gas Central Heating
- 64 Fifth Street Sold for £35,000
- Potential Rental Income £4,200 PA

Lot
57

EPC - D

Unconditional

Starting Bid £18,500

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**



Edward Street, North Ormesby, TS3 6JJ

- Terraced Property
- Three Bedrooms
- Double Glazed
- Yard to Rear
- On Street Parking
- 33 Edward Street Sold for £33,000 in 2019

Lot
58

EPC - G

Unconditional Reservation Fee

Starting Bid £15,000

CALL TO VIEW: 01642 210132 | Teesside Office



Long Meadow Close, Ryton, NE40 4TE

- Detached Bungalow
- Two Bedrooms
- Gas Central Heating
- Off Road Parking
- Close to Local Amenities
- 14 Long Meadows Sold for £180,000 in 2008

Lot
59

EPC - D

Unconditional Reservation Fee

Starting Bid £145,000

CALL TO VIEW: 0191 477 5116 | Whickham



Finchale View, West Rainton, DH4 6SD

- Terraced House
- Two Bedrooms
- Off-Road Parking
- Neutral Decor Throughout
- Good Access Links
- 17 Finchdale Terrace Sold for £124,950 in 2019

Lot
60

EPC - B

Unconditional Reservation Fee

Starting Bid £80,000

CALL TO VIEW: 0191 5120933 | Houghton

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Eighth Street, Blackhall Colliery, TS27 4EU

- Two Bedrooms
- Terraced Property
- Gas Central Heating
- No Onward Chain
- Yard to the Rear

Lot
61

EPC - D

Conditional

Starting Bid £20,000

CALL TO VIEW: 0191 5183521 | Peterlee



Francis Street, Fulwell, SR6 9RQ

- Three Bedrooms
- Double Glazing
- Off Street Parking
- Great Transport Links
- Gas Central Heating
- 114 Francis Street Sold For £91,000 in 2017

Lot
62

EPC - E

Unconditional Reservation Fee

Starting Bid £72,000

CALL TO VIEW: 0191 5143929 | Sunderland



Tyne Green, Hexham, NE46 3HF

- Mid Terraced Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Garden to Front & Yard to Rear
- Ideal First Time Buy or Investment Opportunity
- 23 Tyne Green Sold for £148,000 in 2017

Lot
63

EPC - C

Conditional

Starting Bid £100,000

CALL TO VIEW: 01434 605376 | Hexham



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Elmwood Avenue, Wallsend, NE28 6LA

- One Bedroom
- Ground Floor Flat
- Well Presented
- Excellent Transport Links
- Rear yard
- 7 Elmwood Avenue Sold for £85,000 in 2008

Lot
64

EPC - D

Unconditional

Starting Bid £45,000

CALL TO VIEW: 0191 2345681 | Wallsend



Boldon Lane, Cleaton, SR6 7RE

- One Bedroom
- Luxury Over 55's Apartment
- Communal Gardens
- Communal Lounge
- Well Presented
- 47 Pinfold Court Sold for £127,000 in 2019

Lot
65

EPC - B

Unconditional

Starting Bid £50,000

CALL TO VIEW: 0191 4540488 | South Shields



Belsay Place, Arthurs Hill, NE4 5NX

- Terraced House
- Three Bedrooms
- Two Reception Rooms
- Excellent Home or Buy to Let
- No Onward Chain
- Viewing Recommended

Lot
66

EPC - D

Unconditional

Starting Bid £110,000

CALL TO VIEW: 0191 2725880 | West Road

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Turners Buildings, Witton Gilbert, DH7 6QR

- Two Bedroom Cottage
- Well Presented Throughout
- No Onward Chain
- Kitchen Diner
- Block Paved Driveway to the Front & Side
- Ideal First Time Buy or Investment Opportunity

Lot
67

EPC - C

Unconditional Reservation Fee

Starting Bid £79,000

CALL TO VIEW: 0191 3832133 | Durham City



Johnson Estate, Wheatley Hill, DH6 3LQ

- Three Bedroom Semi Detached
- Utility Room & Downstairs Shower Room
- Bordered & Plastered Integral Garage w/ Driveway
- Sold with No Onward Chain
- Achievable Rent £525pcm + The Development Land
- Development Potential

Lot
68

EPC - D

Unconditional Reservation Fee

Starting Bid £109,000

CALL TO VIEW: 0191 5183521 | Peterlee



Dispensary Street, Alnwick, NE66 1LN

- Luxury Two Bedroom Apartment
- Sociable Open Planning Kitchen/Lounge
- Impressive Bathroom with Porcelanosa Tiles
- Lounge with Doors to Outdoor Patio
- Secure Camera Door Entry & Alarm System
- Over 8 Years Remaining on the NHBC Warranty

Lot
69

EPC - C

Unconditional

Starting Bid £125,000

CALL TO VIEW: 01665 604193 | Alnwick



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Baden Street, Chester Le Street, DH3 3JQ

Lot
70

- Mid Terraced Property
- Two Bedrooms
- Vacant Possession & No Upper Chain
- Freehold
- Double Glazing & Gas Central Heating
- 4 Baden Street Sold for £89,000 in 2017

EPC - D

Unconditional

Starting Bid £65,000

CALL TO VIEW: 0191 5120933 | Houghton



North Terrace, Wallsend, NE28 6PZ

Lot
71

- Mid Terraced House
- Close to Local Amenities
- Two Reception Rooms
- Good Size Living Accommodation
- No Upper Chain
- 41 North Terrace Sold for £141,000

EPC - C

Unconditional Reservation Fee

Starting Bid £80,000

CALL TO VIEW: 0191 2345681 | Wallsend



Blyth Street, Chopwell, NE17 7BX

Lot
72

- Two Bedrooms
- Investment Property
- Buy to Let Demand
- Great Location
- Potential Rental Income £4,800 PA
- 36 Blyth Street Sold for £39,250 in 2018

EPC - C

Unconditional Reservation Fee

Starting Bid £29,000

CALL TO VIEW: 01207 508262 | Consett

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Regent Terrace, Sunderland, SR2 9QN

- Two Bedrooms
- Cottage
- Close to Local Amenities
- Investment Opportunity
- Potential Rental Income £4,800 PA
- 4 Regent Terrace Sold for £62,000 in 2018

Lot
73

EPC - E

Unconditional

Starting Bid £30,000

CALL TO VIEW: 0191 5143929 | Sunderland



Waltham Avenue, Fairfield, TS18 5AE

- Semi Detached Property
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Front, Rear & Side Gardens
- Driveway

Lot
74

EPC -

Unconditional

Starting Bid £165,000

CALL TO VIEW: 01642 210132 | Teesside Office



Mitchell Gardens, Harton, NE34 6EF

- Two Bedrooms
- First Floor Flat
- Apartment
- Single Garage
- Potential Rental Income £5,400 PA
- 79 Mitchell Gardens Sold for £105,000 in 2019

Lot
75

EPC - C

Unconditional

Starting Bid £79,950

CALL TO VIEW: 0191 4540488 | South Shields



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St. Marys Field, Morpeth, NE61 2QB

- Terraced Property
- Three Bedrooms
- Driveway to Front
- Well Presented
- Recently Refurbished
- 13 St Marys Field Sold for £155,000 in 2015

Lot
76

EPC - C

Unconditional Reservation Fee

Starting Bid £135,000

CALL TO VIEW: 01670 568099 | Morpeth



Brusselton Court, Stockton, TS18 3AN

- Second Floor Apartment
- Two Bedrooms
- Allocated Parking
- Double Glazing
- Gas Central Heating
- 23 Brusselton Court Sold for £60,000 in 2019

Lot
77

EPC - B

Unconditional

Starting Bid £49,000

CALL TO VIEW: 01642 210132 | Teesside Office



Acomb Crescent, Red House Farm, NE3 2AY

- Two Bedroom
- Semi-Detached Bungalow
- Situated in Red House Farm
- Well Presented
- Garage and Driveway
- 6 Acomb Crescent Sold for £175,000 in 2019

Lot
78

EPC - C

Unconditional

Starting Bid £135,000

CALL TO VIEW: 0191 2303365 | Gosforth

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Fairfields, Ryton, NE40 3AS

- Semi Detached House
- Three Bedrooms
- Chain Free
- Popular Location
- Countryside Views
- Front & Rear Gardens

Lot
79

EPC - D

Unconditional

Starting Bid £115,000

CALL TO VIEW: 0191 477 5116 | Whickham



Lindisfarne Avenue, Thomaby, TS17 8GJ

- Semi Detached
- Three Bedrooms
- Down Stairs W/C
- Driveway and Garage
- uPVC Double Glazing
- 21 Lindisfarne Avenue Sold for £130,000 in 2019

Lot
80

EPC - B

Conditional

Starting Bid £99,000

CALL TO VIEW: 01642 210132 | Teesside Office



Barrasford Close, Ashington, NE63 8XT

- Detached Property
- Conservatory & Summer House
- Large Front Garden with Driveway & Garage
- Glow Worm Condensing Boiler Installed in 2017
- Three Double Bedrooms with En-suite to the Master Bedroom
- 14 Barrasford Close Sold for £170,000 in 2008

Lot
81

EPC -

Unconditional

Starting Bid £155,000

CALL TO VIEW: 01670 568096 | Ashington



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Essyn Court, Peterlee, SR8 3GA

**Lot
82**

- Semi Detached Property
- Master Bedroom & En Suite
- Upgraded Kitchen & Bathroom
- Sought After Village Location
- Off Street Allocated Parking
- 8 Essyn Court Sold for £167,000 in 2019

EPC - D

Unconditional Reservation Fee

Starting Bid £139,950

CALL TO VIEW: 0191 5183521 | Peterlee



Northumberland Avenue, Newbiggin-by-the-Sea, NE64 6RJ

**Lot
83**

- Two Bedroom Terraced
- Close to Local Amenities
- Popular Location
- Yard to Rear & Garden to Front
- Potential Rental Income £5,400 Per Annum
- 30 Northumberland Avenue Sold for £68,000 in 2019

EPC - E

Unconditional Reservation Fee

Starting Bid £28,000

CALL TO VIEW: 01670 568096 | Ashington



Saville Street, North Shields, NE30 1NS

**Lot
84**

- Central location
- En-Suite
- Modern Conversion
- Excellent Transport Links
- Two Bedroom Apartment
- Flat 1 Sold for £105,000 in 2011

EPC -

Unconditional Reservation Fee

Starting Bid £60,000

CALL TO VIEW: 0191 2960696 | North Shields

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Whickham Highway, Whickham, NE16 4EP

- Detached Property
- Four Bedrooms
- Grade II Listed circa 1750 Farm House
- Recently Refurbished
- Garden & Courtyard for Parking
- Barn 1 Sold for £465,000 in 2017

Lot
85

EPC - E

Unconditional

Starting Bid £220,000

CALL TO VIEW: 0191 477 5116 | Whickham



Third Row, Linton Colliery, NE61 5SB

- Two Bedrooms
- Terraced Property
- Contemporary Kitchen & Bathroom
- Large Garden
- Potential Rental Income £4,200 PA
- 21 Third Row Sold for £65,000

Lot
86

EPC - D

Unconditional Reservation Fee

Starting Bid £45,000

CALL TO VIEW: 01670 568099 | Morpeth



Dormand Court, Wingate, TS28 5HJ

- Four Bedrooms
- 2 Reception Rooms
- Front & Rear Gardens
- No Forward Chain
- 44 Dormand Court Sold for £87,000 in 2018

Lot
87

EPC - C

Unconditional

Starting Bid £63,000

CALL TO VIEW: 0191 737 1152 | North East Auction



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Finsbury Street, Middlesbrough, TS1 4JR

- Ideal Investment Opportunity
- Gas Central Heating
- Fully Double Glazing
- Terraced House
- Front Lounge & Separate Rear Sitting/Dining Room
- 31 Finsbury Street Sold for £56,500 in 2018

Lot
88

EPC - D

Unconditional

Starting Bid £35,000

CALL TO VIEW: 01642 210132 | Teesside Office



Dipton Avenue, Grainger Park, NE4 8DT

- Upper Flat
- Two Bedrooms
- Ideal Buy to Let
- Close to Amenities
- Potential Rental Income £5,400 PA
- 17 Dipton Avenue Sold for £104,000 in 2017

Lot
89

EPC - D

Unconditional

Starting Bid £35,000

CALL TO VIEW: 0191 2725880 | West Road



College Place, Ashington, NE63 9QZ

- One Bedroom Ground Floor Apartment.
- Double Glazing & Gas Central Heating
- Deceptively Spacious
- Outside Storage
- 16 College Place Sold for £38,000 in 2016

Lot
90

EPC - C

Unconditional

Starting Bid £30,000

CALL TO VIEW: 01670 568096 | Ashington

Let's talk auction...

North East Auction

Wednesday 29th January 2020



Edward Terrace, New Brancepeth, DH7 7EN

- Renovation Project
- In Need of Structural Repair
- And Modernisation
- Semi Rural Location
- 4 Edward Terrace Sold for £53,500 in May 2017

Lot
91

EPC - D

Unconditional Reservation Fee

Starting Bid £500

CALL TO VIEW: 0191 3832133 | Durham City



North View, Haswell, DH6 2DH

- Pair of Flats
- Three Bedroom Upper
- Two Bedroom Lower
- Fully Refurbished

Lot
92

EPC - C

Conditional

Starting Bid £99,000

CALL TO VIEW: 0191 5120933 | Houghton



West Avenue, Harton, South Shields, NE34 6BD

- Semi Detached Bungalow
- Three Bedrooms
- Gas Central Heating
- Double Glazed Conservatory
- No Upper Chain

Lot
93

EPC - E

Unconditional

Starting Bid £190,000

CALL TO VIEW: 0191 454 0488 | South Shields



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2020 North East
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FEBRUARY						
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MARCH						
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APRIL						
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MAY						
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JUNE						
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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					

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

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

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

OCTOBER						
M	T	W	T	F	S	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER						
M	T	W	T	F	S	S
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9	10	11	12	13	14	15
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23	24	25	26	27	28	29
30						

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

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

Let's talk auction...

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By
Ian Lowes



An Inheritance Tax (IHT) savings strategy everyone with a reasonable size estate should consider:

Inheritance Tax is charged on your worldwide assets, valued at the date of death. There are certain allowances that can be deducted, such as the first £325,000 of estate value and potentially, an amount to reflect residential property but only if certain conditions are met.

Despite what you may have been led to believe, the Inheritance Tax take is on the increase. In the last tax year, the government collected £5.36 billion in Inheritance Tax from over 24,000 estates.* Many people don't think the tax will affect them but sooner or later, they are often proven wrong.

Let's look at a simple case study of how much IHT might be due and what can be done about it:

Jim has been living with Trudy for over twenty years and they are both independently wealthy. Their house is owned jointly and valued at £390,000 and in addition, Jim has other savings, investments and assets worth £300,000.

Unfortunately, Jim has just had the worst possible news from the doctor and the couple have contacted Pattinson Wealth with a view to putting his affairs in order. Despite Trudy having her own savings and investments, as they have no children, Jim expects to leave everything to her.

Taking into account half the value of their property, Jim's estate is valued at £495,000 which after deduction of the Inheritance Tax Nil Rate Band of £325,000 leaves a taxable estate of £170,000 meaning a potential tax bill of £68,000. Whilst this still means that Trudy will end up owning the whole of the house and £232,000 of Jim's assets let's see what a little bit of last-minute planning can do.

First of all, if Jim gifts Trudy £6,000 now, utilising this year's and last year's annual gifting exemption he will reduce his estate by the same amount and thereby immediately save £2,400 of tax.

Trudy wants Jim's legacy to be more than the increased wealth that she neither really needs, or wants and so they agree to support a charity that is close to their hearts. As a

result, they decide to give the charity £16,500 that will be used to build an orphanage that will bear Jim's name.

As the £16,500 is more than 10% of Jim's net inheritance taxable estate a special exemption applies to the extent that the IHT due on the balance of the estate is reduced from 40% to 36%.

The net result is that following Jim's death, rather than Trudy inheriting Jim's share of the house and £232,000, she now inherits his share of the house and £230,400. So as a result of just a little bit of appropriate action, Jim's Orphanage that cost £16,500 to build, ultimately came at a cost to Trudy's inheritance of just £1,600 - that's around £1.03 cost to her, for every £10 the charity benefited.

Now whilst this all may seem perfect, I should add that even if Jim had tragically died without any warning, much of the above could still have been achieved after his death, solely at Trudy's behest - and even without having to choose the ultimate charity beneficiary until a later date.

Furthermore, in the example as it stands, with just one more IHT mitigating step, we could have created an outcome where Trudy could receive a net inheritance of £2,000 more than she would have originally received, and the charity could build not one, but four orphanages in Jim's name.

The sooner Inheritance Tax planning is started, the more effective it can prove to be but as demonstrated above, it's never too late to consider it and some can even be concluded up to two years after the date of death, potentially saving families fortunes and also supporting worthy causes.

Financial advice of the highest quality doesn't necessarily cost a lot - but failing to access the right advice and make the most of expert knowledge, allowances, exemptions and opportunities all too often costs individuals and their families dearly.

It costs nothing to find out how we can help you - visit **[PattinsonWealth.co.uk](https://www.pattinsonwealth.co.uk)** or call: **0191 2878714** to arrange a free initial consultation.

**Source: The Office of Tax Simplification*

North East Auction

Wednesday 29th January 2020

PROPERTIES STILL AVAILABLE!

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

0191 737 1152

northeast@pattinson.co.uk

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SALES



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Address

30 Rothwell Crescent Roseworth Stockton-on-Tees Cleveland TS19 9AN
420 Thornaby Road Thornaby Stockton-on-Tees Cleveland TS17 8QH
29 The Armstrong Tynemouth Pass Gateshead Tyne and Wear NE8 2GW
69-71 Eastbourne Avenue Gateshead Tyne and Wear NE8 4NN
171-173 Windsor Avenue Gateshead Tyne and Wear NE8 4NG
59 Augustus Drive Bedlington Northumberland NE22 6LF
33 North Road West Wingate Wingate Durham TS28 5AP
131 Mowbray Road Westoe South Shields Tyne and Wear NE33 3BA
9 North Dene Drive Gateshead Tyne and Wear NE9 5EH
11 Argyle Street Ashbrooke Sunderland Tyne and Wear SR2 7DH
3a Worcester Terrace Ashbrooke Sunderland Tyne and Wear SR2 7AR
22 Shaftesbury Street Stockton Stockton-on-Tees Cleveland TS18 3EL
105 Bishopton Lane Stockton Stockton-on-Tees Cleveland TS18 1PX
95 Londonderry Road Primrose Hill Stockton-on-Tees Cleveland TS19 0ES
14 Windsor Crescent Ovingham Prudhoe Northumberland NE42 6AS
6 Chevington Close Pegswood Morpeth Northumberland NE61 6YN
118 Seventh Street Horden Peterlee Durham SR8 4JQ
16 Sabin Terrace New Kyo Stanley Durham DH9 7JL
55 York Road Hartlepool Hartlepool Durham TS26 8AH
42 York Road Hartlepool Hartlepool Durham TS26 8AW
76 Denewood Murton Seaham Durham SR7 9BF
19 Hastings Street Sunderland Tyne & Wear SR2 8SR
28 Cheshire Close Ashington Northumberland NE63 8QE
28 Mardale Gardens Harlow Green Gateshead Tyne and Wear NE9 6QA
1A Walnut Place Montagu Estate Newcastle upon Tyne Tyne & Wear NE3 4QS
54 Grange Road Jarrow Jarrow Tyne and Wear NE32 3LD
12 Bamburgh Road Forest Hall Newcastle upon Tyne Tyne & Wear NE12 9EX
7 Church Park Wheatley Hill Durham Durham DH6 3SJ
33 Ravensworth Street Bedlington Northumberland NE22 7JP

| Starting Bid

£55,000
£76,000
£100,000
£117,000
£117,000
£120,000
£17,000
£55,000
£140,000
£150,000
£50,000
£80,000
£125,000
£40,000
£120,000
£99,950
£20,000
£20,000
£50,000
£50,000
£55,000
£39,000
£80,000
£46,000
£50,000
£60,000
£90,000
£125,000
£60,000

Address

26 Errington Street Brotton Saltburn-by-the-Sea North Yorkshire TS12 2TA
11 Ford Lodge South Hylton Sunderland Tyne & Wear SR4 0QF
Flat 31/33 Station Road South Gosforth Newcastle upon Tyne Tyne and Wear NE3 1QD
119 Canterbury Street South Shields Tyne and Wear NE33 4DD
73A Cardonnel Street North Shields Tyne and Wear NE29 6SW
17 Cartington Court Fawdon Newcastle upon Tyne Tyne and Wear NE3 2JU
18 Chatsworth Gardens Walker Newcastle upon Tyne Tyne and Wear NE6 2TP
16 Beachville Street Sunderland Tyne and Wear SR4 7NA
9 Heathfield Stobhill Grange Morpeth Northumberland NE61 2TR
76 Haig Street Dunston Gateshead Tyne & Wear NE11 9BN
17 Widdrington Road Blaydon Blaydon-on-Tyne Tyne and Wear NE21 4BX
6 High Meadows Kenton Newcastle upon Tyne Tyne and Wear NE3 4PW
55 Jubilee Crescent Rothbury Morpeth Northumberland NE65 7QZ
28 Cromwell Road South Bank Middlesbrough Cleveland TS6 6JH
42 Adair Avenue Pendower Newcastle upon Tyne Tyne and Wear NE15 6QB
18 Durham Road Chilton Ferryhill Durham DL17 0EX
1 Howdon Green Wallsend Wallsend Tyne and Wear NE28 6TE
208 Baltic Quay Mill Road Gateshead Tyne and Wear NE8 3QZ
196 Ovington Grove Newcastle upon Tyne Tyne and Wear NE5 2QD
20 Fellcross Birtley Chester Le Street Durham DH3 1BH
7 Newcastle Terrace Framwellgate Moor Durham Durham DH1 5EG
Sidewood Lodge Tarset Greenhaugh Hexham Northumberland NE48 1NB
46 Imeary Street Westoe South Shields Tyne and Wear NE33 4EG
Apartment 40 Marconi House Melbourne Street Newcastle Tyne & Wear NE1 2JS
100 Norfolk Street Sunderland City Centre Sunderland Tyne and Wear SR1 1EA
137 Waterloo Walk Washington Tyne and Wear NE37 3EL
12 Wheatfield Grove Benton Newcastle upon Tyne Tyne and Wear NE12 8DN
15 Cleveland Terrace Newbigin-by-the-Sea Northumberland NE64 6RF
6 Baker Gardens Dunston Gateshead Tyne and Wear NE11 9HA

| Starting Bid

£35,000
£60,000
£159,000
£30,000
£33,500
£45,000
£50,000
£62,000
£44,950
£58,000
£120,000
£77,000
£100,000
£15,000
£75,000
£52,000
£135,000
£145,000
£69,950
£70,000
£110,000
£340,000
£45,000
£85,000
£120,000
£15,000
£105,000
£45,000
£44,000

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Pattinson Rental News...



Jonathan Parker

Jonathan Parker MNAEA MARLA
Head of Residential Lettings

2020 is likely to be an interesting year in the world of lettings! Much has been made of the proposed scrapping of the Section 21 (the main method landlords use should they wish to end a tenancy) and it will be interesting to see what the Government has planned to bolster the court system and Section 8 process by way of replacement. It is vital that good tenants have security of tenure, whilst also ensuring landlords have a cost effective, timely and straightforward way of ending a tenancy should the need arise EG where there are rent arrears, antisocial behavior etc without months of delays via an overstretched court system.

In these changing times a good property management agent is a must have for every landlord. Contact us today to find out more!

Call **0191 4251503** or email lettings@pattinson.co.uk

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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 & 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 & Maintenance Service		✓
24 Hour Emergency Repairs Helpline		✓
Guaranteed Rent Scheme*		✓*

*Additional Fees and T&C apply



0800 24 24 26

North East Auction

Wednesday 29th January 2020

Proxy Form for Conditional & Unconditional Reservation Fee Lots

Please Select Method of Bidding:

Proxy: ☐ Telephone: ☐

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

Under the conditional auction I will pay a non refundable reservation fee of 6% including VAT subject to a minimum of £6,000 including VAT (*The reservation fee is not considered as part payment of the final negotiated selling price*) and exchange contracts within 28 days (*subject to any joint agreement between seller and purchaser to extend this period*).

Under the unconditional auction I will pay a 5% deposit plus a reservation fee of 6% including VAT subject to a minimum fee of £6,000 including VAT and exchange contracts on the night of the auction.

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

Date of auction: Lot Number:

The property is offered in the:

Conditional Auction: ☐ Unconditional Auction: ☐

Address of Lot:

.....

Post Code:.....

Maximum Bid: £.....

Maximum Bid in Words:

.....

If successful and paying by credit or debit card the buyer must be contactable on the night of the auction with sufficient funds available in the account. Alternatively cleared funds may be banked with Keith Pattinson prior to the auction which would be refunded the day after the auction if unsuccessful.

Card Details:

Cardholder Name:

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

Buyers Details:

Full Name(s):

Company Name:

Date of Birth:

Address:

.....

.....

Post Code:.....

Mobile Number:.....

Telephone Number:.....

Email Address:.....

Solicitors Name:

Solicitors Address:

.....

.....

Post Code:.....

Telephone Number:

Signed: Date: X

by the buyer on his/her behalf and on behalf of any principle mentioned above. Please only sign the above if you have read and fully understand this agreement and read and agreed to our [Privacy Policy](#) and [GDPR Privacy Notice](#) found on our website pattinsonauctions.co.uk. In compliance with Anti Money Laundering Regulations an Equifax search will be carried out to verify your identity and proof of residency. This does not affect your credit file.

Signed: Date:

on behalf of Keith Pattinson Ltd

..... ✂

Card Number:

Start Date: Expiry Date:

Issue Number*: Security Code:

TO BE SHREDDED AFTER USE

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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. In compliance with Anti Money Laundering Regulations an Equifax search will be carried out to verify your identity and proof of residency. This does not affect your credit file.

Signed: Date:

on behalf of Keith Pattinson Ltd

..... ✂

Card Number:

Start Date: Expiry Date:

Issue Number*: Security Code:

TO BE SHREDDED AFTER USE

Let's talk auction...

General Conditions of Sale

GLOSSARY

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

Wherever it makes sense

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

- A 'person' includes a corporate body

- Words of one gender include the other genders

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

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

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

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

Administration Fee means the sum of £780 including VAT.

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

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

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

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

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

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

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

Auction the auction advertised in the **catalogue**

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

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

Auctioneers the auctioneers at the **auction**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT value Added Tax or other tax of a similar nature

VAT option an option to tax

We (and us and our) the auctioneers

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

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

General Conditions of Sale

GENERAL CONDITIONS OF SALE

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2. Deposit

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

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

G2.2 The deposit:

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

G3. Between contract and completion

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

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

G4. Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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

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

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

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

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

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

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

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

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

G5. Transfer

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

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

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

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

liability.

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

G6. Completion

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

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

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

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

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

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

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

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

G7. Notice to complete

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

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

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

(a) terminate the contract

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

(c) forfeit the deposit and any interest on it

(d) resell the lot and

(e) claim damages from the buyer.

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

(a) terminate the contract and

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

G8. If the contract is brought to an end

If the contract is lawfully brought to an end:

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

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

G9. Landlord's licence

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

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

General Conditions of Sale

requires.

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. Interest and apportionments

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

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

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

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

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

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

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

G11. Arrears

Part 1 Current Rent

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

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

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

arrears of current rent.

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy.
 - (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require
 - (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order
 - (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
 - (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. Management

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

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

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

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

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

G13. Rent deposits

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

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

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

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

G14. VAT

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

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

G15. Transfer as a going concern

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

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

G16. Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

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

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

G19. Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

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

G19.5 Where relevant:

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

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

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

G20. TUPE

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

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service charge

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

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

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

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

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

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

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

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

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

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

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

G23. Rent reviews

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

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

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

G23.4 The seller must promptly:

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

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

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25. Warranties

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

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

to such lease showing itself registered as proprietor.

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

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

G28 Notices and other communications

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

G27.2 A communication may be relied on if:

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

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

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions

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

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

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

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


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

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