

Preston Marriott Hotel
Broughton, Preston
PR3 5JB
1pm - Registration









North West Auction:
Wednesday
11th March



Auction Catalogue

North West March 2020

In this issue...

-  A Word from Our Director
-  Why Auction?
-  Featured Properties
-  Success Stories
-  Upcoming Auction Dates
-  Online Auction -
Properties still available

Barkerhouse Road, Nelson, Lancashire, BB9 9LS



Lot 21

Starting Bid **£125,000**



0161 697 4306
pattinsonauctions.co.uk



A word from our Auction Director...



Last month the Essential Information Group released their 2019 auction league table. I am proud to announce, as well as being the most improved auction house, moving a fantastic 6 places from 12th position to 6th, we are also the largest auction house outside of London.

This month's auction offers a brilliant range of properties including a beautifully presented three-bedroom semi-detached house. With a starting bid of just £125,000 this would make a wonderful family home. We are also offering a two-bedroom terraced house which would make a fantastic investment opportunity for the right person with a starting bid of just £70,000.

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.

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 **0161 697 4306** or email auction@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 **0161 697 4306** 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.



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 & 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 0161 697 4306.



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.
- Special conditions may apply.



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.
- Special conditions may apply.

* Reservation fee denotes a different set of charges to the regular auction lots. Reservation fee lots will be either unconditional or conditional the reservation fee does not contribute toward the purchase price. Please read the differences between these auction formats carefully above so you understand the associated costs of each one and the requirements of each auction. All deposits, reservation fees and administrative fees are paid on a non refundable basis. If you have any questions please don't hesitate to ask a member of staff on the day.



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

Unsure of Auctions?

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

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

What is the difference between a conditional and unconditional auction?

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

What payment methods do you accept?

Our preferred methods of payment are via debit card or BACS transfer. We do NOT accept cheque payments. Alternatively cleared funds may be banked with Keith Pattinson prior to the auction which would be refunded the day after the auction if unsuccessful. We will also accept payment via credit card in the event the previously stated payment methods are not available.

Legal representation

Successful bidders will be required to provide their solicitors details that will act on their behalf immediately following the sale. Should you not be able to provide this, Pattinson Auction will instruct our legal team to act on your behalf. A copy of the quotation is available upon request.

How to bid



In Person

Come along to our auction



Proxy Bid

If you can't attend the auction
we can bid on your behalf



Online

Bid on a property
on our website



Phone

We can telephone you
from the auction room
and bid on your behalf

Let's talk auction...

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**.

Garstang Road South, Wesham, Preston, PR4 3BL

Starting Bid **£40,000**



Sold For **£52,000**

- Two storey terraced property
- Ground floor A1 retail unit
- Storage space to first floor

Lord Street, Blackpool, Lancashire, FY1 2AZ

Starting Bid **£65,000**



Sold For **£91,000**

- Four floor terraced property
- 6x holiday apartments
- 1x residential apartment

Seafield Road, Blackpool, Lancashire, FY1 2LS

Starting Bid **£110,000**



Sold For **£117,000**

- Three storey corner property
- Three holiday apartments
- Private owner accommodation

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**

Land to the East of Queensway, Lytham St Annes, FY8 3FQ

Starting Bid **£225,000**



Sold For **£340,000**

- Land & development site
- 3.92 acres (15,864sqm)
- Several large outbuildings

Land adjacent to Lower Bank Road, Preston, PR2 8NT

Starting Bid **£126,000**



Sold For **£136,500**

- Development site for sale
- 0.124 acres (502sqm)
- Planning permission granted

Hawarden Villa, Chapel Street, Llandudno, LL30 2SY

Starting Bid **£145,000**



Sold For **£160,000**

- Three storey semi-detached
- Eight bedroom guest house
- All bedrooms with en-suite facilities

Longmoor Lane, Fazakerley, Liverpool, L9 9DA



SOLD IN ONE DAY!

- Two storey corner property
- Fully tenanted investment
- Ground floor A1 hair and beauty salon

Let's talk property...

North West Auction

Wednesday 11th March 2020

North East Auction Index...

Lot Address	Starting Bid	Lot Address	Starting Bid
106 Addlestone House Chertsey Road, Addlestone, Surrey, KT15 2EA	£205,000	61 Eastway, Freckleton, Preston, PR4 1AL	£115,000
25 Alexandra Road, Lancaster, LA1 2DP	£60,000	99 Elgar Lodge Fair Acres, Bromley, Greater London, BR2 9BP	£110,000
82 Anlaby Road & South Street, Hull, HU1 2PA	£240,000	19 Elizabeth Street, Blackpool, FY1 3LZ	£50,000
80 Arundel Road, Grangetown, Middlesbrough, TS67QZ	£40,000	78 Elm Cott Northleigh Hill, Goodleigh, Barnstaple, Devon, EX32 7NP	£244,000
73 Atherstone Avenue, Manchester, M8 4PE	£100,000	34 Elmhurst Avenue, Mitcham, London, CR4 2HP	£450,000
71 Avon House Samuel Street, Preston, PR1 4YH	£25,000	3 Fenwick Drive, Kingstown, Carlisle, Cumbria, CA6 4DL	£185,000
16 Bannerman Place, Clydebank, Scotland, G81 2UG	£34,999	51 Garstang Road, Fulwood, Preston, PR2 8JQ	£160,000
21 Barkerhouse Road, Nelson, BB9 9LS	£125,000	81 Gloucester Road, Blackburn, BB1 3LE	£60,000
20 Barton House, Barton Square, Knott End-on-Sea, FY6 0BN	£35,000	92 Greenfields Scremby Road, Ashby-by-Partney, Spilsby, PE23 5RJ	£89,000
41 Belmont Road, Fleetwood, FY7 6TR	£45,000	108 Grosvenor Road, Mablethorpe, LN12 1EL	£44,000
59 Belvedere Hotel, Dickson Road, Blackpool, FY1 2BX	£109,000	101 Harewood Road, Isleworth, London, TW7 5HB	£650,000
102 Broad Street, Teddington, Middlesex, TW11 8QY	£275,000	5 Hatton Garden, Liverpool, L3 2HB	£85,000
12 Buttington Road, Sedbury, Chepstow, Gloucestershire, NP16 7AW	£130,000	76 Hawarden Villa, 27 Chapel Street, Llandudno, Conwy, LL30 2SY	£145,000
50 Byron House Byron Street, Oldham, OL8 4QU	£40,000	26 Headwell Avenue, Dunfermline, Fife, KY12 0JR	£37,995
17 Canberra Way, Warton, Preston, PR4 1XY	£70,000	94 Hibernia Street, Scarborough, YO12 7DH	£60,000
18 Carlue Street, Blackburn, BB1 3JR	£50,000	90 High Firs Road, Southampton, Hampshire, SO19 8HB	£170,000
74 Carlue Street, Blackburn, BB1 3JR	£34,950	42 Hurlstone Road, London, SE25 6JD	£140,000
96 Cefn Rhos, Tredegar, Blaenau Gwent, NP22 3PA	£55,000	4 Kendal Close, Rainford, St. Helens, WA11 7LG	£90,000
79 Chapel Street, Bickershaw, Wigan, WN2 5TS	£50,500	36 Lancaster Street, Thurnscoe, Rotherham, South Yorkshire, S63 0DZ	£50,000
69 Church Street, St Helens, WA10 1BG	£399,000	2 Land adjacent to Lower Bank Road, Fulwood, PR2 8NT	£126,000
13 Clayton Avenue, Cleator Moor, Cumbria, CA25 5PF	£55,000	84 Land to the rear of Kneller Road, Twickenham, London, TW2 7DY	£90,000
105 Cleveland Park, Staines-upon-Thames, Surrey, TW19 7LX	£220,000	86 Land to the rear of South Street, Enfield, London, EN3 4PN	£14,000
44 Clydeview, Main Street, Inverkip, PA16 0AT	£10,000	85 Landport Terrace, Portsmouth, Hampshire, PO1 2RG	£299,950
93 Coltman Street, Hull, HU3 2SF	£16,000	88 Leamington Park, London, W3 6TJ	£210,000
91 Crecy Court, Lower Lee Street, Leicester, Leicestershire, LE1 3RG	£117,000	39 Lonsdale Road, Bolton, BL1 4PW	£80,000
37 Cross Street, Great Harwood, Blackburn, BB6 7BT	£37,500	54 Love Lane, Woodford Green, Essex, IG8 8BB	£400,000
107 Croxby Grove, Grimsby, DN33 2NP	£105,000	15 Marlton Road, Blackburn, BB2 3LX	£60,000
95 Dashwood Road, Alford, LN13 0AA	£90,000	14 Medway, Tamworth, Staffordshire, B77 2JN	£100,000
77 Diamond Street, Saltburn-by-the-Sea, TS12 1EB	£74,995	22 Molescroft Mews, Beverley, HU17 7LT	£75,000



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Lot Address	Starting Bid	Lot Address	Starting Bid
60 Montgomery Annex, Demesne Road, Manchester, M16 8PH	£2,800	40 Sampson's Plantation, Fremington, Barnstaple, Devon, EX31 3FF	£120,000
72 Montgomery Annex, Demesne Road, Manchester, M16 8PH	£3,600	64 Shadsworth Road, Blackburn, BB1 2HN	£45,000
46 Montgomery Annex, Demesne Road, Manchester, M16 8PH	£2,500	57 Shale Street, Burnley, BB12 0PR	£35,000
31 Montgomery House Demesne Road, Manchester, M16 8PH	£3,000	27 Smith Street, Nelson, BB9 9HJ	£45,000
8 Montgomery House, Demesne Road, Manchester, M16 8PH	£3,500	111 St. John Street, Wainfleet, Skegness, PE24 4DJ	£87,000
35 Montgomery House, Demesne Road, Manchester, M16 8PH	£2,000	109 Sunningdale Drive, Skegness, PE25 1BB	£175,000
48 Montgomery House, Demesne Road, Manchester, M16 8PH	£3,500	100 Sutherland Road, London, London, W4 2QR	£600,000
52 Montgomery House, Demesne Road, Manchester, M16 8PH	£3,650	68 Telegraph Street, St. Day, Redruth, Cornwall, TR16 5LY	£85,000
62 Montgomery House, Demesne Road, Manchester, M16 8PH	£2,500	47 The Albany, Old Hall Street, Liverpool City Centre, Liverpool, L3 9EL	£150,000
112 Mottram Moor Farm, Mottram Moor, Hollingworth, SK14 8LZ	£305,000	38 The Cedars Gravelly Bottom Road, Kingswood, Kent, ME17 3NT	£440,000
28 New Terrace, Treswithian, Camborne, Cornwall, TR14 7NF	£75,000	30 The Poplars George Street, Mablethorpe, LN12 2BP	£70,000
97 Newhall Green, Leeds, West Yorkshire, LS10 3RT	£29,000	83 The Royal Oak, Ham Street, Ham, Richmond, Surrey, TW10 7HN	£535,000
10 North Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 7DG	£74,000	45 The Victory, Union Street, Oldham, OL1 1TD	£35,000
63 Old Hall House Old Hall Square, Worsthorne, Burnley, BB10 3NS	£315,000	66 Thomas Street West, Halifax, West Yorkshire, HX1 3HF	£34,995
87 Owendale Terrace, Abersychan, Pontypool, Torfaen, NP4 7BL	£65,000	56 Thornton Close, Blackburn, BB2 3JY	£30,000
33 Oxford Street, Eccles, Manchester, M30 0FW	£85,000	58 Top Road, Calow, Chesterfield, Derbyshire, S44 5AA	£70,000
55 Pall Mall, Liverpool City Centre, Liverpool, L3 6ES	£90,000	103 Upper Grove, South Norwood, London, SE25 6JU	£165,000
53 Park Road, Blackpool, FY1 6RH	£80,000	32 Vickerman Street, Bolton, BL1 3JQ	£75,000
70 Pippins Orchard Lane, Alton, Hampshire, GU34 1GD	£110,000	23 Waidshouse Road, Nelson, BB9 0RZ	£70,000
24 Popple Street, Pagehall, Sheffield, South Yorkshire, S4 8JJ	£42,000	9 Weavers Avenue, Frizington, Cumbria, CA26 3AT	£85,000
7 Poulton Road, Poulton-le-Fylde, FY6 7LX	£110,000	29 West Vale Hotel, Reads Avenue, Blackpool, FY1 4DE	£189,000
104 Queens Road, Bromley, BR1 3EA	£125,000	6 White Street, Hull, HU3 5PS	£27,000
1 Rhyl Avenue, Blackburn, BB1 8JE	£90,000	75 Whitegate Drive, Blackpool, FY3 9AQ	£75,000
110 Richmond Gardens, Rhynie, Huntly, Aberdeenshire, AB54 4GJ	£99,995	89 Whiteoak View, Darcy Lever, Bolton, Lancashire, BL3 1ST	£200,000
11 Riverside, Great Clifton, Workington, Cumbria, CA14 1TE	£45,000	67 Woodbury Avenue, Blackburn, BB2 3NB	£59,950
43 Roundhouse Avenue, Wigan, WN1 3UG	£80,000		
49 Rumford Place, Liverpool, L3 9BZ	£160,000		
65 Rumford Place, Liverpool City Centre, Liverpool, L3 9BZ	£155,000		
98 Russell Avenue, North Hykeham, Lincoln, LN6 9RH	£110,000		

Let's talk auction...

Featured Properties

Let's talk auction...

Barkerhouse Road, Nelson, BB9 9LS

Starting bid **£125,000**



- Three Bedrooms
- Semi Detached House
- Two Reception Rooms

Canberra Way, Warton, Preston, PR4 1XY

Starting bid **£70,000**



- Terraced House
- Two Bedrooms
- Off Road Parking

Riverside, Great Clifton, Workington, CA14 1TE

Starting bid **£45,000**



- Three Bedrooms
- Semi Detached house
- Utility Room

Elizabeth Street, Blackpool, FY1 3LZ

Starting bid **£50,000**



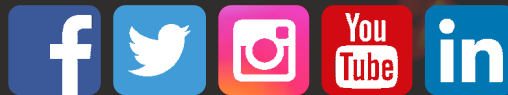
- Two Bedrooms
- Terrace House
- Utility Room



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North West Auction:
Wednesday
11th March



Preston Marriott Hotel

Garstang Road Broughton Preston PR3 5JB

1pm - Registration | 1:30pm - Auction Start



North West Auction

Wednesday 11th March 2020



Rhyl Avenue, Blackburn, BB1 8JE

- Terraced House
- Four Bedrooms
- Three Reception Rooms
- Gas Central Heating
- Front & Rear Gardens

Lot
1

EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

01254 846073 Quick Move



Lower Bank Road, Fulwood, PR2 8NT

- Development site for sale
- 0.124 acres (502sqm)
- Planning permission granted
- For erection of 2no. dwellings
- Established residential area
- Freehold title

Lot
2

EPC -

Unconditional Reservation Fee

Starting Bid £126,000

01772 395835 Tiger Sales & Lettings



Fenwick Drive, Kingstown, CA6 4DL

- Town House
- Four Bedrooms
- Gas Central Heating
- Driveway Parking
- Enclosed Rear Garden

Lot
3

EPC - B

Unconditional Reservation Fee

Starting Bid £185,000

02080128566 Doorsteps



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Kendal Close, Rainford, WA11 7LG

- Semi Detached Dormer Style
- Three Bedrooms
- Lounge & Dining Room
- Lovely Front & Rear Gardens
- Quiet Cul De Sac

Lot
4

EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

01744 613316 Aspire



Hatton Garden, Liverpool, L3 2HB

- Spacious Modern Apartment
- One Bedroom
- Electric Heating
- Lifts to All Floors
- Secure Underground Parking

Lot
5

EPC - D

Unconditional Reservation Fee

Starting Bid £85,000

0151 236 9660 Keppie Massie



White Street, Hull, HU3 5PS

- Two Bedrooms
- Mid- Terrace
- Close To Local Amenities
- No Onward Chain
- Gas Central Heating

Lot
6

EPC - D

Unconditional Reservation Fee

Starting Bid £27,000

01482 643777 Lovelle

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Poulton Road, Poulton-le-Fylde, FY6 7LX

- Two Bedrooms
- Bungalow
- Ground floor W/C
- Garage
- Sold Vacant
- Driveway

Lot
7

EPC - E

Unconditional Reservation Fee

Starting Bid £110,000

01253 857555 Unique Estate Agency



Montgomery House, Demesne Road, M16 8PH

- One Bedroom
- Wifi
- Gym
- Heating
- Parking

Lot
8

EPC -

Unconditional Reservation Fee

Starting Bid £3,500

01204 895999 Simply Residential



Weavers Avenue, Frizington, CA26 3AT

- No onward chain!
- Spacious living accommodation
- 3 Bedrooms
- Driveway parking
- Gas central heating

Lot
9

EPC - B

Unconditional Reservation Fee

Starting Bid £85,000

02080128566 Doorsteps



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



North Street, Stoke, ST4 7DG

- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Terrace House
- Works Required

Lot
10

EPC - D

Unconditional Reservation Fee

Starting Bid £74,000

01782 453001

Martin & Co. Newcastle



Riverside, Great Clifton, CA14 1TE

- Three Bedrooms
- Semi Detached house
- Utility Room
- Village Location
- Viewing Essential

Lot
11

EPC - C

Unconditional Reservation Fee

Starting Bid £45,000

01946 590412

Lillingtons Estate Agents



Buttington Road, Sedbury, NP16 7AW

- Three Bedrooms
- End Terrace
- Good Size Kitchen
- Gas Central Heating
- Pleasant Views

Lot
12

EPC - E

Unconditional Reservation Fee

Starting Bid £130,000

01291 621212

Davis & Sons

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Lillingtons
Estate Agents
Residential Sales & Lettings



Clayton Avenue, Cleator Moor, CA25 5PF

- Semi Detached house
- Two Bedrooms
- Garden
- Views to the fells at the rear

Lot
13

EPC - D

Unconditional Reservation Fee

Starting Bid £55,000

01946 590412

Lillingtons Estate Agents



Be with Belvoir!



Medway, Tamworth, B77 2JN

- Four Bedrooms
- Terrace House
- Investment potential with Gross yield of 6%
- Front and Rear Gardens

Lot
14

EPC - D

Unconditional Reservation Fee

Starting Bid £100,000

01827 63996

Belvoir - Hinckley



CROWN  **ESTATES**



Marlton Road, Blackburn, BB2 3LX

- Terrace House
- Two Bedrooms
- Two Reception Rooms
- Driveway to the rear
- Longshaw/Ewood Area

Lot
15

EPC - D

Unconditional Reservation Fee

Starting Bid £60,000

01254 695555

Crown Estates



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



Bannerman Place, Clydebank, G81 2UG

- First Floor Flat
- One Bedroom
- Gas Central Heating
- Off Street Parking
- Close To Local Amenities

Lot
16

EPC - C

Unconditional Reservation Fee

Starting Bid £34,999

0141 952 4069 Source Property



Canberra Way, Warton, PR4 1XY

- Terraced House
- Two Bedrooms
- Off Road Parking
- Front & Rear Gardens
- In Need Of Refurbishment

Lot
17

EPC - D

Unconditional Reservation Fee

Starting Bid £70,000

01253627111 Tiger Sales & Lettings



Carlisle Street, Blackburn, BB1 3JR

- Semi Detached House
- Two Bedrooms
- Central Heating
- Potential For Modernisation
- Located Intack Area

Lot
18

EPC - D

Unconditional Reservation Fee

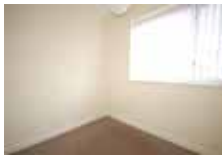
Starting Bid £50,000

01254 695555 Crown Estates

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Elizabeth Street, Blackpool, FY1 3LZ

- Two Bedrooms
- Terrace House
- Utility Room
- Popular Residential Location
- In need of full refurbishment
- Yield approximately 10%

Lot
19

EPC - G

Unconditional Reservation Fee

Starting Bid £50,000

01772 395835 Tiger Sales & Lettings



Barton Square, Knott End-on-Sea, FY6 0BN

- Two Bed Apartment
- Suit Investor or Owner Occupier
- Delightful Residential Location
- Gas Central Heating
- Close To Local Amenities

Lot
20

EPC - D

Unconditional Reservation Fee

Starting Bid £35,000

01253 420420 Kenricks Commercial Estate Agents



Barkerhouse Road, Nelson, BB9 9LS

- Three Bedrooms
- Semi Detached house
- Two Reception Rooms
- Stylish Throughout
- Garden- Patio
- Viewing Essential

Lot
21

EPC - E

Unconditional Reservation Fee

Starting Bid £125,000

01282 469023 Keenans

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LOVELLE
ESTATE AGENCY

Molescroft Mews, Beverley, HU17 7LT

- Two Bedrooms
- End Terrace
- Dining Kitchen
- Communal Gardens
- Off Road Parking

**Lot
22**



EPC - E

Unconditional Reservation Fee

Starting Bid £75,000

01482 846622 Lovelle



Clifford Smith & Buchanan
EST. 1954 • COMMERCIAL AND DOMESTIC AGENTS

Waidshouse Road, Nelson, BB9 0RZ

- Terraced Property
- Two Reception Rooms
- Three Bedrooms
- Gas Central Heating
- Close to Transport Links

**Lot
23**



EPC - C

Unconditional Reservation Fee

Starting Bid £70,000

01282 860606 Clifford Smith & Buchanan



GLOBAL
LETTING

Popple Street, Pagehall, S4 8JJ

- Terrace House
- Three Bedrooms
- In Need of Refurbishment
- Close to Local Amenities
- Ideal investment opportunities.

**Lot
24**

EPC - D

Unconditional Reservation Fee

Starting Bid £42,000

0114 243 0786 Global Letting

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Alexandra Road, Lancaster, LA1 2DP

- One Bedroom
- Terrace House
- One Reception Room
- Rear Yard
- Viewings Recommended

Lot
25

EPC - C

Unconditional Reservation Fee

Starting Bid £60,000

02080128566

Doorsteps



Headwell Avenue, Dunfermline, KY12 0JR

- 1 Bedroom Flat
- On street/residents parking
- Double glazing
- Ideal investment or First Time Buy

Lot
26

EPC - D

Unconditional Reservation Fee

Starting Bid £37,995

0131 500 0495

Portolio



Smith Street, Nelson, BB9 9HJ

- Terraced House
- Two Bedrooms
- On Street Parking
- Potential Change To Three Bedroom
- Close To Local Amenities

Lot
27

EPC - E

Unconditional Reservation Fee

Starting Bid £45,000

01282 864488

Hewitt & Co



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



New Terrace, Treswithian, TR14 7NF

- Mid Terraced House
- Two Bedrooms
- Allocated Parking
- Cash Buyers Only
- Front & Rear Gardens

Lot
28



EPC - E

Unconditional Reservation Fee

Starting Bid £75,000

01209612255

Millerson



Reads Avenue, Blackpool, FY1 4DE

- Four floor semi-detached property
- 15 bedroom licensed hotel
- Private 3 bedroom owner accommodation
- In excellent condition throughout
- Parking to both front and rear
- Freehold title

Lot
29



EPC -

Unconditional Reservation Fee

Starting Bid £189,000

01253 420420

Kenricks Commercial Estate Agents



George Street, Mablethorpe, LN12 2BP

- Bungalow
- Two Bedrooms
- Off Road Parking
- Gardens
- Requiring Modernisation

Lot
30



EPC - D

Unconditional Reservation Fee

Starting Bid £70,000

01507 478297

Lovelle

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Demesne Road, Manchester, M16 8PH

- Double Bedroom
- On site reception managers
- Common Rooms
- Gym Facility
- Gardens

Lot
31

EPC -

Unconditional Reservation Fee

Starting Bid £3,000

01204 895999

Simply Residential



Vickerman Street, Bolton, BL1 3JQ

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Garden To The Front
- Close To Local Amenities

Lot
32

EPC - C

Unconditional Reservation Fee

Starting Bid £75,000

01204 848484

Chris Ball



Oxford Street, Eccles, M30 0FW

- Flat
- Three Bedrooms
- Gas Central Heating
- On Street Parking
- Communal Gardens
- Amazing Investment Opportunity or First Time Buy

Lot
33

EPC - D

Unconditional Reservation Fee

Starting Bid £85,000

0161 707 4745

Peter Anthony

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Elmhurst Avenue, Mitcham, CR4 2HP

- Detached
- Three Bedroom
- Off Street Parking
- Downstairs WC
- Garage

Lot
34

EPC - D

Unconditional Reservation Fee

Starting Bid £450,000

01932 736 518 Townends



Montgomery House, Demesne Road, M16 8PH

- Double Room
- Heating
- On Site Reception Managers
- Common Rooms
- Gardens
- Gym Facility

Lot
35

EPC -

Unconditional Reservation Fee

Starting Bid £2,000

01204 895999 Simply Residential



Lancaster Street, Thurnscoe, S63 0DZ

- 3 Bedrooms
- Semi Detached
- Investment Opportunity
- Front and Rear Gardens
- Off-street Parking
- Current Rental Income of £6,000

Lot
36

EPC - D

Unconditional Reservation Fee

Starting Bid £50,000

01709 794673 Beecroft

Let's talk auction...

North West Auction

Wednesday 11th March 2020



DUCKWORTHS
estate agents



Cross Street, Great Harwood, BB6 7BT

- Terraced House
- Two Bedrooms
- Ideal For landlords
- Close To Local Amenities
- Yard To The Rear

Lot
37

EPC - D

Unconditional Reservation Fee

Starting Bid £37,500

01254 234242

Duckworths Estate Agents



Gravelly Bottom Road, Kingswood, ME17 3NT

- Detached Bungalow
- Three Bedrooms
- Possible Development Opportunity (STPP)
- Rural Location
- Large Plot

Lot
38

EPC - E

Unconditional Reservation Fee

Starting Bid £440,000

0208 304 0666

Anthony James Estate Agents



Lonsdale Road, Bolton, BL1 4PW

- Two Bedrooms
- Terrace House
- Separate lounge and dining room
- Modern fitted kitchen
- Three piece bathroom suite
- Viewing inside essential

Lot
39

EPC - C

Unconditional Reservation Fee

Starting Bid £80,000

01204 895999

Simply Residential



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John Smale & Co.



Sampson's Plantation, Fremington, EX31 3FF

- Superb Modern Apartment
- Two Bedrooms
- Secure Entry System
- Allocated Parking
- Ideal First Time Buy Or Investment

Lot
40

EPC - A

Unconditional Reservation Fee

Starting Bid £120,000

01271 342000 John Smale & Co



HARRIS & CO
ESTATE AGENTS



Belmont Road, Fleetwood, FY7 6TR

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Improvement Required
- Close To Local Amenities

Lot
41

EPC - D

Unconditional Reservation Fee

Starting Bid £45,000

01253 876 515 Harris and Co Estate Agents



B+B Black+Blanc



Hurlstone Road, London, SE25 6JD

- Two Bedroom Maisonette
- Spacious Dining/ Living Room
- Walking Distance to Transport Links
- Leasehold Property
- Cash Buyers Only

Lot
42

EPC - D

Unconditional Reservation Fee

Starting Bid £140,000

0203 884 1004 Black + Blanc

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Roundhouse Avenue, Wigan, WN1 3UG

- Three Bedroom
- Semi Detached
- Driveway Parking
- Gas Central Heating
- Garden to the Rear

Lot
43

EPC - C

Unconditional Reservation Fee

Starting Bid £80,000

0845 257 0058 LV Property Group



Clydeview, Main Street, PA16 0AT

- One Bedroom
- Ground Floor Flat
- Great Potential
- Open Plan Living Area

Lot
44

EPC - E

Unconditional Reservation Fee

Starting Bid £10,000

01475 339101 McArthur Scott



Union Street, Oldham, OL1 1TD

- Modern Penthouse Apartment
- Two Bedrooms
- Unfurnished
- Balcony
- Close To Local Amenities

Lot
45

EPC - C

Unconditional Reservation Fee

Starting Bid £35,000

01706 396200 Cornerstone Estates



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Montgomery Annexe, Demesne Road, M16 8PH

- House Share
- One Bedroom
- Gardens
- Parking
- Close To Local Amenities

Lot
46

EPC -

Unconditional Reservation Fee

Starting Bid £2,500

01204 895999

Simply Residential



Old Hall Street, Liverpool City Centre, L3 9EL

- Duplex Apartment
- Two Bedrooms
- Good Sized Balcony
- Ideal City Centre Location
- Close To Local Amenities

Lot
47

EPC - D

Unconditional Reservation Fee

Starting Bid £150,000

0151 236 9660

Keppie Massie



Montgomery House, Demesne Road, M16 8PH

- Student Room
- One Bedroom
- Secure Fob Entry
- Free Parking
- Night Security
- Can Be Let At Approx £1880 PA

Lot
48

EPC -

Unconditional Reservation Fee

Starting Bid £3,500

01204 895999

Simply Residential

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Rumford Place, Liverpool City Centre, L3 9BZ

- Duplex Apartment
- Two Bedrooms
- Secure Parking
- Residents Gym
- 24 Hour Concierge

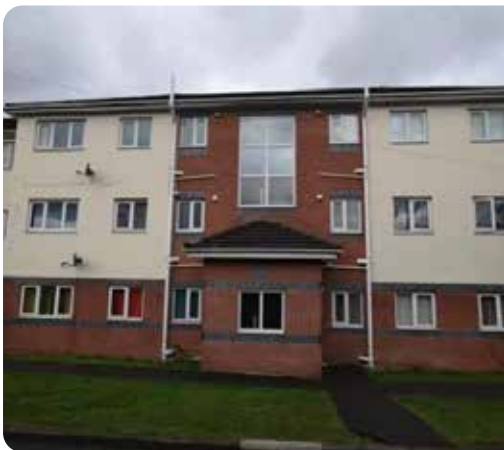
Lot
49

EPC - D

Unconditional Reservation Fee

Starting Bid £160,000

0151 236 9660 Keppie Massie



Byron Street, Oldham, OL8 4QU

- First Floor Apartment
- Two Bedrooms
- Electric Heating
- Allocated Parking
- Currently Tenanted Achieving £450 PCM

Lot
50

EPC - B

Unconditional Reservation Fee

Starting Bid £40,000

0161 655 4113 McGowan Homes



Garstang Road, Fulwood, PR2 8JQ

- Terraced House
- Four Bedrooms
- Three Reception Rooms
- Front & Rear Gardens
- Requiring Modernisation

Lot
51

EPC - D

Unconditional Reservation Fee

Starting Bid £160,000

01772 202007 V-Estate Agents



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Montgomery House, Demesne Road, M16 8PH

- Room
- Secure Door Entry System
- 24 Hour Security
- Communal Gardens
- Parking On Site

Lot
52

EPC -

Unconditional Reservation Fee

Starting Bid £3,650

01204 895999 Simply Residential



Park Road, Blackpool, FY1 6RH

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Gas Central Heating
- In Need Of Modernisation

Lot
53

EPC - F

Unconditional Reservation Fee

Starting Bid £80,000

01253 928200 Move Holmes Ltd



Love Lane, Woodford Green, IG8 8BB

- Semi Detached House
- Four Bedroom
- Ideal Family Home
- Close To Local Amenities
- In Need Of Refurbishment
- No Upper Chain

Lot
54

EPC - D

Unconditional Reservation Fee

Starting Bid £400,000

02085027667 Hunt Property Services

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Pall Mall, Liverpool City Centre, L3 6ES

- Apartment
- One Bedroom
- Electric Heating & Double Glazed Throughout
- Ideal City Centre Location
- Outside Balcony

Lot
55

EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

0151 236 9660 Keppie Massie



Thornthorpe Close, Blackburn, BB2 3JY

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Complete Renovation Needed
- Ideal Investment
- Cash Buyers Only

Lot
56

EPC - E

Unconditional Reservation Fee

Starting Bid £30,000

01254 695555 Crown Estates



Shale Street, Burnley, BB12 0PR

- Terraced House
- Two Bedrooms
- Gas Central Heating
- Close To Local Amenities
- Lounge Area

Lot
57

EPC - D

Unconditional Reservation Fee

Starting Bid £35,000

01282 864488 Hewitt & Co

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Top Road, Calow, S44 5AA

- Terraced
- Three Bedroom
- Garden
- Ideal Location
- Ideal Investment

Lot
58

EPC - E

Unconditional Reservation Fee

Starting Bid £70,000

01246 567540 Dales and Peaks Property



Dickson Road, Blackpool, FY1 2BX

- Three storey terraced property
- 8 bedroom hotel (7 en-suite)
- Private owner accommodation
- Excellent condition throughout
- Great central location
- Freehold and business for sale

Lot
59

EPC -

Unconditional Reservation Fee

Starting Bid £109,000

01253 420420 Kenricks Commercial Estate Agents



Montgomery Annex, Demesne Road, M16 8PH

- Double Bedroom
- Heating Included
- Parking
- Good Investment Opportunity
- On Site Reception Managers

Lot
60

EPC -

Unconditional Reservation Fee

Starting Bid £2,800

01204 895999 Simply Residential

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Eastway, Freckleton, PR4 1AL

- Three Bedrooms
- Semi Detached Bungalow
- Good Size Kitchen & Conservatory
- In Need Of Full Internal Modernisation
- Three Piece Family Bathroom Suite
- Front & Rear Gardens, Driveway & Garage

Lot
61

EPC - D

Unconditional Reservation Fee

Starting Bid £115,000

01772 395835 Tiger Sales & Lettings



Montgomery House, Demesne Road, M16 8PH

- Room
- One Bedroom
- Wifi
- Parking
- Gym

Lot
62

EPC -

Unconditional Reservation Fee

Starting Bid £2,500

01204 895999 Simply Residential



Old Hall Square, Worsthorne, BB10 3NS

- Detached House
- Three Bedrooms
- Off Road Parking
- Stone Paved Patio
- Close To Local Amenities

Lot
63

EPC - E

Unconditional Reservation Fee

Starting Bid £315,000

01282 860606 Clifford Smith & Buchanan



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Shadsworth Road, Blackburn, BB1 2HN

- Two Bedrooms
- Terrace House
- Conservatory
- Convenient Location

Lot
64



EPC - D

Unconditional Reservation Fee

Starting Bid £45,000

01254 695555 Crown Estates



Rumford Place, Liverpool City Centre, L3 9BZ

- Dupex Apartment
- Two Bedrooms
- Allocated Parking
- 24 Hour Concierge
- Outside Balcony

Lot
65



EPC - C

Unconditional Reservation Fee

Starting Bid £155,000

0151 236 9660 Keppie Massie



Thomas Street West, Halifax, HX1 3HF

- First Floor Apartment
- One Bedroom
- Allocated Parking Space
- Communal Garden to rear
- Potential Rental Income: £450pcm-£500pcm

Lot
66



EPC - D

Unconditional Reservation Fee

Starting Bid £34,995

01422 835110 Look At This Home

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Woodbury Avenue, Blackburn, BB2 3NB

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

Lot
67

EPC - D

Unconditional Reservation Fee

Starting Bid £59,950

01254 695555 Crown Estates



Telegraph Street, St. Day, TR16 5LY

- Spacious Two Bedroom Semi Detached House
- Lounge with Electric Fire
- Dining Room with open fire
- Two double bedrooms
- Oil Central Heating
- Double Glazing

Lot
68

EPC - E

Unconditional Reservation Fee

Starting Bid £85,000

01209 315 885 Redwood Estate Agent



Church Street, St Helens, WA10 1BG

- Portfolio of 23no. self-contained flats
- Excellent town centre location
- In need of some internal renovation
- For sale with vacant possession
- Ideal investment opportunity
- Long leasehold title (150 years)

Lot
69

EPC -

Unconditional Reservation Fee

Starting Bid £399,000

01253 420420 Kenricks Commercial Estate Agents

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Orchard Lane, Alton, GU34 1GD

- One Bedroom
- Apartment
- Modern Kitchen
- Modern Bathroom
- Study
- Allocated Parking

Lot
70

EPC - C

Unconditional Reservation Fee

Starting Bid £110,000

01420541454 Bourne



Samuel Street, Preston, PR1 4YH

- Ground floor Flat
- One Bedroom
- Allocated Parking
- Communal Gardens
- Close To Local Amenities

Lot
71

EPC - C

Unconditional Reservation Fee

Starting Bid £25,000

01772 395835 Tiger Sales & Lettings



Montgomery Annex, Demesne Road,, M16 8PH

- One Bedroom
- Wifi
- Gym
- On Site Reception
- Gardens

Lot
72

EPC -

Unconditional Reservation Fee

Starting Bid £3,600

01204 895999 Simply Residential

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Atherstone Avenue, Manchester, M8 4PE

- Semi Detached House
- Three Bedrooms
- Driveway Providing Off Road Parking
- In Need Of Complete Refurbishment
- Enclosed Rear Garden

Lot
73

EPC - E

Unconditional Reservation Fee

Starting Bid £100,000

0161 655 4113 McGowan Homes



Carlisle Street, Blackburn, BB1 3JR

- Flat
- One Bedroom
- Own Entrance
- Intack Area
- Close To Local Amenities

Lot
74

EPC - C

Unconditional Reservation Fee

Starting Bid £34,950

01254 695555 Crown Estates



Whitegate Drive, Blackpool, FY3 9AQ

- Two storey mid-terrace
- Ground floor A1 retail unit
- First floor tenanted offices
- Annual income of £6,000
- Central Blackpool location
- Freehold title

Lot
75

EPC -

Unconditional Reservation Fee

Starting Bid £75,000

01253 420420 Kenricks Commercial Estate Agents



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Chapel Street, Llandudno, LL30 2SY

**Lot
76**

- Three storey semi-detached
- Eight bedroom guest house
- All bedrooms with en-suite facilities
- UPVC double glazing throughout
- Great central location
- Long leasehold (999y from 1944)

EPC -

Unconditional Reservation Fee

Starting Bid £145,000

01253 751616 Michael Cuddy



Diamond Street, Saltburn-by-the-Sea, TS12 1EB

**Lot
77**

- Two Bedrooms
- Flat
- On street/residents parking
- Central Heating
- Close to Saltburn train station

EPC - D

Unconditional Reservation Fee

Starting Bid £74,995

01287 626303 Robson Carter



Northleigh Hill, Goodleigh, EX32 7NP

**Lot
78**

- Detached Double Fronted Cottage
- Extensively Refurbished & Modernised
- Character & Period Features
- Sought After Village Location
- Lounge with Wood burner
- Superb Kitchen/ Diner

EPC - E

Unconditional Reservation Fee

Starting Bid £244,000

01271 342000 John Smale & Co

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Chapel Street, Bickershaw, WN2 5TS

- Mid-Terrace Property
- Two Bedrooms
- Gas Central Heating
- Private Parking
- Garden To Rear

Lot
79

EPC - E

Unconditional Reservation Fee

Starting Bid £50,500

0845 257 0058 LV Property Group



Arundel Road, Grangetown, TS67QZ

- Three Bedrooms
- Semi Detached
- New Combination Boiler Heating System
- Rewired & New rcd Consumer Unit
- New Combination Boiler Heating System
- Replastered & Painted

Lot
80

EPC - C

Unconditional Reservation Fee

Starting Bid £40,000

01642 915333 Property Express



Gloucester Road, Blackburn, BB1 3LE

- Semi Detached House
- Three Bedrooms
- Gardens to Front and Rear
- Gas Central Heating
- Close To Local Amenities

Lot
81

EPC - D

Unconditional Reservation Fee

Starting Bid £60,000

01254 695555 Crown Estates



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LOVELLE
ESTATE AGENCY

Anlaby Road and South Street, Hull, HU1 2PA

Lot
82

- Portfolio of 5x commercial properties
- Fully tenanted investment
- Current annual income of £44,900
- Excellent city centre location
- Prominent corner position
- Freehold title

EPC -

Unconditional Reservation Fee

Starting Bid £240,000

01472 251918

Lovelle



Chase
Buchanan

Ham Street, Ham, TW10 7HN

Lot
83

- Four floor corner property
- Beautifully fitted bar premises
- Residential development to upper floors
- 'Shells' of 2no. one bed flats
- Secluded walled garden
- Freehold title

EPC -

Unconditional Reservation Fee

Starting Bid £535,000

020 89481331

Chase Buchanan



Townends

Kneller Road, Twickenham, TW2 7DY

Lot
84

- Land site for sale
- Site area 0.063 acres
- Currently used for storage
- Potential for development (STPP)
- Great central location
- Freehold title

EPC -

Unconditional Reservation Fee

Starting Bid £90,000

0208 898 5500

Townends



Let's talk auction...

North West Auction

Wednesday 11th March 2020



Landport Terrace, Portsmouth, PO1 2RG

- Three storey, four floor property
- 5 double bedroom HMO
- 4/5 rooms currently let
- Current annual income of £21,120
- Parking spaces to the rear
- Freehold title

Lot
85

EPC - D

Unconditional Reservation Fee

Starting Bid £299,950

02392 715 715 Beals



South Street, Ponders End, EN3 4PN

- Land site for sale
- Site area 639sqm (0.158 acres)
- Established residential area
- 2x freehold titles
- No planning permission
- Close to amenities and transport links

Lot
86

EPC -

Unconditional Reservation Fee

Starting Bid £14,000

0191 7371154 Pattinson Commercial



Owendale Terrace, Abersychan, NP4 7BL

- Mid Terraced House
- Two Bedrooms
- Two Reception Rooms
- Rear Garden
- Ideal Investment Opportunity
- Potential Rental Income £500 PCM

Lot
87

EPC - E

Unconditional Reservation Fee

Starting Bid £65,000

01633 243515 Davis & Sons



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Leamington Park, London, W3 6TJ

- One Bedroom
- Apartment
- Stunning building
- Good Condition
- Original features
- Good transport links

Lot
88

EPC - C

Unconditional Reservation Fee

Starting Bid £210,000

0208 994 7022 Townends



Whiteoak View, Darcy Lever, BL3 1ST

- Detached House
- Four Bedrooms
- Gas Central Heating
- Security Alarm
- Driveway & Garage

Lot
89

EPC - D

Unconditional Reservation Fee

Starting Bid £200,000

01204 536603 Manhattan Estates



High Firs Road, Southampton, SO19 8HB

- Semi Detached House
- Two Bedrooms
- Gas Central Heating
- Off Road Parking
- Close To Local Amenities

Lot
90

EPC - D

Unconditional Reservation Fee

Starting Bid £170,000

02380 439 885 Beals

Let's talk auction...

North West Auction

Wednesday 11th March 2020



10 Lower Lee Street, Leicester, LE1 3RG

Lot
91

- City Centre Apartment
- Second Floor (Lift Access)
- Three Double Bedrooms
- Spacious Lounge / Fully Fitted Kitchen
- Modern Fitted Bathroom with Shower Over Bath
- Electric Heating

EPC - B

Unconditional Reservation Fee

Starting Bid £117,000

01162044920

Martin & Co - Leicester



Scremby Road, Ashby-by-Partney, PE23 5RJ

Lot
92

- Bungalow
- Two Bedrooms
- UPVC Conservatory
- Generous Sized Gardens
- Off Road Parking

EPC - F

Unconditional Reservation Fee

Starting Bid £89,000

01507 527617

Lovelle



Coltman Street, Hull, HU3 2SF

Lot
93

- Ground Floor Apartment
- One Bedroom
- Allocated Parking
- Investment Opportunity
- Popular Rental Location

EPC - D

Unconditional Reservation Fee

Starting Bid £16,000

01482 643777

Lovelle



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Hibernia Street, Scarborough, YO12 7DH

- Two Bedrooms
- Terrace House
- On Street Parking
- Close to Local Amenities

Lot
94



EPC - D

Unconditional Reservation Fee

Starting Bid £60,000

01723 379991 Jacksons



Dashwood Road, Alford, LN13 0AA

- Entrance Hall
- Lounge
- Shower Room
- Dining Room
- Kitchen
- Three Double Bedrooms

Lot
95



EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

01507463199 Lovelle



Cefn Rhos, Tredegar, NP22 3PA

- Terraced House
- Three Bedrooms
- Ideal Investment
- Off Road Parking
- Front & Rear Gardens

Lot
96



EPC - E

Unconditional Reservation Fee

Starting Bid £55,000

01495 366593 Deeds Property.com

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Newhall Green, Leeds, LS10 3RT

- Ground Floor Apartment
- One Bedroom
- Close To Local Amenities
- Inspection Recommended
- No Onward Chain

Lot
97



EPC - D

Unconditional Reservation Fee

Starting Bid £29,000

0113 205 9400 Barrington & Blake



Russell Avenue, North Hykeham, LN6 9RH

- End Of Terraced House
- Three Bedrooms
- In Need Of Modernisation
- Driveway
- Perfect For Investors

Lot
98



EPC -

Unconditional Reservation Fee

Starting Bid £110,000

01522 694775 Lovelle



Fair Acres, Bromley, BR2 9BP

- Flat
- One Bedroom
- Permit Parking
- Communal Gardens
- Full Width Balcony

Lot
99



EPC - C

Unconditional Reservation Fee

Starting Bid £110,000

01689 850111 Anthony Martin



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Sutherland Road, London, W4 2QR

- Terraced House
- Two Double Bedrooms
- Family Bathroom
- Private Back Garden
- Close to Transport Links

Lot
100

EPC - F

Unconditional Reservation Fee

Starting Bid £600,000

0208 9947022 Townends



Harewood Road, Isleworth, TW7 5HB

- Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Popular Duke of Northumberland Estate location
- Garage

Lot
101

EPC - D

Unconditional Reservation Fee

Starting Bid £650,000

020 8758 1755 Chase Buchanan



Broad Street, Teddington, TW11 8QY

- Flat
- Two Bedrooms
- Close To Local Amenities
- Modern Kitchen
- Period Features

Lot
102

EPC - D

Unconditional Reservation Fee

Starting Bid £275,000

020 8977 1166 Milestone Residential

Let's talk auction...

North West Auction

Wednesday 11th March 2020



Upper Grove, South Norwood, SE25 6JU

- One double bedroom
- Maisonette split level
- Large kitchen
- Direct access to shared garden
- Close to Norwood Junction Station

Lot
103

EPC - E

Unconditional Reservation Fee

Starting Bid £165,000

0208 771 8681 Townends



Queens Road, Bromley, BR1 3EA

- Studio Apartment
- 3rd Floor
- Gas Central Heating
- Allocated Parking
- Long Lease
- Convenient for Mainline Trains

Lot
104

EPC - E

Unconditional Reservation Fee

Starting Bid £125,000

01689 850 111 Anthony Martin



Cleveland Park, Staines-upon-Thames, TW19 7LX

- Terraced House
- Two Bedrooms
- Residents Parking
- Tenant-In-Situ
- Close To Local Amenities

Lot
105

EPC - D

Unconditional Reservation Fee

Starting Bid £220,000

01784779100 S J Smith Estate Agents



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Chertsey Road, Addlestone, KT15 2EA

- No chain
- Two bedrooms
- Top floor
- Close to town centre

**Lot
106**



EPC - E

Unconditional Reservation Fee

Starting Bid £205,000

01932 858 777 Townends



Croxby Grove, Grimsby, DN33 2NP

- Semi Detached Bungalow
- Three Bedrooms
- Gas C/H & Double Glazing
- Single Garage
- Front Garden & Rear Garden

**Lot
107**



EPC - E

Unconditional Reservation Fee

Starting Bid £105,000

01472 251918 Lovelle



Grosvenor Road, Mablethorpe, LN12 1EL

- Semi Detached Bungalow
- Two Bedrooms
- Off Road Parking
- Rear Garden
- Close To Local Amenities

**Lot
108**



EPC - D

Unconditional Reservation Fee

Starting Bid £44,000

01507 478297 Lovelle

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North West Auction

Wednesday 11th March 2020



LOVELLE
ESTATE AGENCY

Sunningdale Drive, Skegness, PE25 1BB

- Four/Five Bedrooms
- Detached House
- Study/5th Bedroom
- Driveway & Garage
- Enclosed Rear Garden
- Spacious Kitchen

Lot
109



EPC - D

Unconditional Reservation Fee

Starting Bid £175,000

01754769769

Lovelle



DOORSTEPS.CO.UK
BETTER SERVICE, MUCH BETTER PRICE

Richmond Gardens, Rhynie, AB54 4GJ

- Three Bedrooms
- Terrace House
- Very large Enclosed Garden
- Fibre broadband available
- Driveway parking

Lot
110



EPC - E

Unconditional Reservation Fee

Starting Bid £99,995

02080128566

Doorsteps



LOVELLE
ESTATE AGENCY

St. John Street, Wainfleet, PE24 4DJ

- Three Double Bedrooms
- Semi Detached House
- Family Bathroom
- Courtyard
- Porch

Lot
111



EPC - E

Unconditional Reservation Fee

Starting Bid £87,000

01754769769

Lovelle



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Mottram Moor, Hollingworth, SK14 8LZ

- Barn Conversion
- Four Bedroom
- Substantial Off Road Parking
- Detached Double Garage
- Character Features

Lot
112

EPC - E

Unconditional Reservation Fee

Starting Bid £305,000

01457 604244

Gascoigne Halman

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1

Maximum Price

Active marketing and high levels of bidders aid properties to achieve the best price at auction.

2

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Sellers have the added security of a non-refundable deposit.

3

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Auction
success
story



0%
SALES FEE

Whiteoak View, Darcy Lever, BL3 1ST

- Detached House
- Four Bedrooms
- Gas Central Heating
- Security Alarm

Starting Bid was **£200,000**

TWENTY EIGHT VIEWINGS!!!

Sold at Auction for **£208,000**

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Auction
success
story



0%
SALES FEE

Chapel Street, Llandudno, LL30 2SY

- Three storey semi-detached
- Eight bedroom guest house
- All bedrooms with en-suite facilities
- UPVC double glazing throughout

Starting Bid was **£145,000**

SOLD FOR £15k OVER THE STARTING BID!

Sold at Auction for **£160,000**

michael
cuddy mc
Chartered Surveyors
Estate Agents & Valuers

Let's talk auction...

North West Auction

Wednesday 11th March 2020



**We are taking entries for our
2020 North West Auctions.**



JUNE						
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					

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				

DECEMBER						
M	T	W	T	F	S	S
		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** AUCTION DATE

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SECURE
SALES

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auctions@pattinson.co.uk



pattinsonauctions.co.uk

Address

50 12 Spring Street Hull East Riding of Yorkshire HU2 8RD
51 12 Spring Street Hull East Riding of Yorkshire HU2 8RD
15 Allerton Road Birkenhead Merseyside CH42 5LN
17 Allerton Road Birkenhead Merseyside CH42 5LN
49 Harcourt Road Blackpool Lancashire FY4 3HP
Fairhouse Barn Pocket Nook Lane Lwton Warrington Greater Manchester WA3 1AL
4 Walter Street Huncoat Accrington Lancashire BB5 6NE
4 Braithwaite Street Blackpool Blackpool FY1 2HS
93 Spring Street Rishton Blackburn Lancashire BB1 4LP
3 Catlow Hall Street Oswaldtwistle Accrington Lancashire BB5 3EU
3 Heys Lane Oswaldtwistle Accrington Lancashire BB5 3BJ
216 Annex Demesne Road Whalley Range Manchester Greater Manchester M16 8PH
1 Fell View Seaton Workington Cumbria CA14 1LN
6 Park Road Blackpool Lancashire FY1 4HT
93c Wightman Road Wightman road London London N4 1RJ
14 Boden Street Chard Somerset TA20 2AX
42 Pendean House Ferry Court Cardiff Caerdydd CF11 0AW
63 Festing Street Stoke-on-Trent Staffordshire ST1 2HY
23 Church Road Hartshill Nuneaton Warwickshire CV10 0LT
11 Whimbrel Chase Scunthorpe Lincolnshire DN16 3WJ
8 Foxglove Close Worksop Nottinghamshire S80 2PQ
5-6 Penryn Street, and 1 Station Hill Redruth Cornwall Surrey TR15 2PP
7 Jasper Close Coventry West Midlands CV4 9WB
3 Duncan Road Southsea Hampshire PO5 2QT
32 Fairlands Biggleswade Bedfordshire SG18 0BX
Springwood Guest House 58 Massetts Road Horley Surrey RH6 7DS
39 Duke Street Grimsby Lincolnshire DN32 7RT
538-540 Hesse Road Hull East Riding of Yorkshire HU3 5BQ
21 The Park, Penstowe Park Kilhampton Bude Cornwall EX23 9QY
23 Irwin Heights Elson Road Gosport Hampshire PO12 4BT

| Starting Bid

£50,000
£50,000
£90,000
£90,000
£65,000
£1,000,000
£40,000
£165,000
£45,000
£45,000
£70,000
£4,500
£175,000
£108,000
£275,000
£110,000
£220,000
£75,000
£110,000
£105,000
£50,000
£109,950
£375,000
£160,000
£135,000
£1,000,000
£35,000
£170,000
£25,000
£90,000

Address

36 Treverton Street London Greater London W10 6BG
38 Bridge Street Newton Le Willows Lancashire WA12 9BA
53 Summer Lane Wombwell Barnsley South Yorkshire S73 8HD
80 George Street Mablethorpe Lincolnshire LN12 2BJ
5 Elm Tree Court Cottingham East Riding of Yorkshire HU16 5PZ
9 Diamond Street Saltburn-by-the-Sea North Yorkshire TS12 1EB
35 Willingcott Valley Woolacombe Devon EX34 7HN
50 Ranvilles Lane Fareham Hampshire PO14 3EA
1a Mount Ephraim Court; Molyneux Park Road Tunbridge Wells Kent TN4 8DH
7 Elm Villas, Brazil Street Hull East Riding of Yorkshire HU9 1JS
1 Northcroft Sewardstone Road London Essex E4 7RG
5 Lonsdale Road Blackpool Lancashire FY1 6EE
The Lions Den Main Road Stubby Alford Lincolnshire LN13 0LP
3 Bucks Hill Nuneaton Warwickshire CV10 9LG
157 London Road Waterlooville Hampshire PO7 7RJ
77 Station Road Darton Barnsley South Yorkshire S75 5HW
97 Springwood Crescent Edgware Middlesex HA8 8SF
Flat 25 Clarks Court Quay Street Fareham Hampshire PO16 0LE
2406 Maine Tower, 9 Harbour Way London Greater London E14 9DX
651 Queens Road Sheffield South Yorkshire S2 4DX
4 Church Lane Boston Lincolnshire PE21 6ND
17 Stoke Avenue Blackpool Lancashire FY1 6QB
113A Mortimer Road London Greater London N1 4JY
37 Lea Road Gainsborough Lincolnshire DN21 1LL
44 Waterloo Road Mablethorpe Lincolnshire LN12 1JP
Land on the East side of North Street Langley Mill Nottingham NG16 4BS
28 Cherrydown Avenue Chingford London Greater London E4 8DP
34 Loxford Basildon Essex SS13 1PB
27 Grieve Road Liverpool Merseyside L10 7NH
San Marco's 513-515 Lytham Road South Shore Blackpool Lancashire FY4 1TE

| Starting Bid

£380,000
£65,000
£140,000
£140,000
£70,000
£220,000
£110,000
£600,000
£320,000
£35,000
£445,000
£35,000
£250,000
£190,000
£500,000
£100,000
£170,000
£105,000
£550,000
£155,000
£89,950
£100,000
£640,000
£70,000
£55,000
£145,000
£180,000
£100,000
£115,000
£59,950

Let's talk auction...

North West Auction

Wednesday 11th March 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:

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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

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requires.

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

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

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

G10. Interest and apportionments

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

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

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

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

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

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

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

G11. Arrears

Part 1 Current Rent

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

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

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

arrears of current rent.

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

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

G12. Management

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

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

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

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

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

G13. Rent deposits

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

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

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

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

G14. VAT

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

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

G15. Transfer as a going concern

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

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

G16. Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

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

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

G19. Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

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

G19.5 Where relevant:

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

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

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

G20. TUPE

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

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service charge

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

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

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

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

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

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

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

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

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

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

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

G23. Rent reviews

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

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

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

G23.4 The seller must promptly:

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

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

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25. Warranties

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

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

to such lease showing itself registered as proprietor.

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

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

G28 Notices and other communications

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

G27.2 A communication may be relied on if:

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

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

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions

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

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

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

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

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

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