

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



**North East Auction:**  
**Thursday**  
**27<sup>th</sup> February**



# Auction Catalogue

North East February 2020

## In this issue...



A Word from Our Director



Why Auction?



Featured Properties



Pattinson Rental News



Pattinson Wealth



Upcoming Auction Dates



Online Auction -  
*Properties still available*

West Farm, Whickham Highway, Whickham, NE16 4EP

Auction  
success  
story



Starting Bid was **£220,000**

Sold at Auction for **£250,000**



0191 737 1152  
pattinsonauctions.co.uk



## A word from our Auction Director...



Earlier this 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 beautiful 3-bedroom detached bungalow in Walkerville. With a starting bid of £165,000, and having recently been refurbished, this property would be the perfect family home. We are also offering a stunning character property situated in the picturesque, rural location of County Durham. With a starting bid of £420,000 the property boasts four reception rooms on the ground floor, three spacious bedrooms and a stunning viewing gallery adjoining the bedrooms and landing.

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.

Our January auction got 2020 off to a brilliant start with the biggest success of the evening being a 4-bedroom terraced house with a starting bid of just £500. Understandably this property had received a lot of interest with our auction team securing 72 viewings prior to auction. There's no surprise that the auction for this particular property lasted over ten minutes with several investors bidding on the property with it eventually selling for £22,000.

Make sure you don't miss out on the chance of getting the best price for your property. Get in touch with our auction experts on 0191 737 1152 or email [auction@pattinson.co.uk](mailto: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 **0191 737 1152** or visit **[pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)**



# Why Auction?



## Security

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



## Paid Entry

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



## Speed

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



## Sell for Free

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



Let's talk auction...

## Definition of Auction Terms

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

### Conditional Lots

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

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

### 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

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

- Exchange of contracts on the fall of the hammer.
- The sale must complete within 28 days.
- A 10% deposit must be paid subject to a minimum of £3,600.
- Pay an administration fee of £780 (inc VAT).
- 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 **0191 737 1152** or visit **pattinsonauctions.co.uk**

## Unsure of Auctions?

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

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

### What is the difference between a conditional and unconditional auction?

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

### What payment methods do you accept?

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

### Legal representation

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

## How to bid



### In Person

Come along to our auction



### Proxy Bid

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



### Online

Bid on a property  
on our website



### Phone

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

# Let's talk auction...

# Commercial Success Stories

With over twenty years of experience in selling at auction our commercial department offer a monthly sale of commercial property with continued success. As always, our service continues to be supported by many of our counterparts and organisations producing great results. We are now taking instructions for our upcoming auctions. For more information about selling at auction please contact us on **0191 737 1154**.

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

Starting Bid **£13,000**



Sold For **£17,500**

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

Plantation Road, Pallion, Sunderland, SR4 6RL

Starting Bid **£22,500**



Sold For **£44,000**

- Two Storey Corner Property
- Ground Floor A5 Hot Food Takeaway
- First Floor Residential Accommodation

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

Starting Bid **£180,000**



Sold For **£206,000**

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

Portfolio of Nine Properties

**SOLD** in 28 days!



Sold For **£1,200,000**

We are delighted to have sold this extensive property portfolio. Many of the properties within the portfolio were refurbished to a good standard throughout. **Similar properties required!**

To see how we can help you buy, sell and move call our commercial specialists on **0191 737 1154** or visit **[pattinson.co.uk/commercial](http://pattinson.co.uk/commercial)**



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

Starting Bid **£63,000**



Sold For **£77,600**

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

Front Street, Lanchester, County Durham, DH7 0LA

Starting Bid **£90,000**



Sold For **£100,000**

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

Front Street, Shotley Bridge, Consett, DH8 0HL

Starting Bid **£109,950**



Sold For **£126,000**

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

Lowthian Road, Hartlepool, County Durham, TS24 8BH

Exchanged within 3 weeks!



Sold For **£33,000**

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

Let's talk property...

# North East Auction

## Thursday 27<sup>th</sup> February 2020

### North East Auction Index...

Lot   Address	Starting Bid	Lot   Address	Starting Bid
101 Aldeburgh Avenue, Lemington Rise, Newcastle, NE15 8TA	£99,950	58 Edward Avenue, Horden, Peterlee, SR8 4RQ	£35,000
103 Arthur Street, Whitburn, Sunderland, SR6 7NE	£65,000	55 Egerton Street, Sunderland, SR2 8DT	£75,000
72 Baden Street, Chester Le Street, DH3 3JQ	£58,000	82 Eighth Street, Horden, Peterlee, SR8 4LY	£22,000
37 Baffin Court, Thornaby, Stockton-on-Tees, TS17 0DQ	£45,000	5 Elmwood Avenue, Wallsend, Tyne & Wear, NE28 6LA	£40,000
36 Beadnall House, Lingwood Court, Thornaby, TS17 0BF	£45,000	54 Emmerson Terrace, Columbia, Washington, NE38 7LN	£35,000
21 Bellingham Court, Kenton, Newcastle, NE3 3RT	£33,000	65 Essyn Court, Peterlee, SR8 3GA	£135,000
22 Brancepeth Close, Newton Hall, DH1 5XL	£120,000	23 Fairfield, Ryton, NE40 3AS	£115,000
66 Britannia Guest House, Julian Avenue, South Shields, NE33 2EW	£250,000	110 Fifth Street, Blackhall Colliery, Hartlepool, TS27 4ER	£35,000
28 Brook Terrace, Darlington, DL3 6PJ	£105,000	74 Finchale View, West Rainton, Houghton Le Spring, DH4 6SD	£70,000
87 Brusselton Court, Stockton, Stockton-on-Tees, TS18 3AN	£49,000	83 Front Street East, Haswell, DH6 2BL	£35,000
109 Buttercup Close, Shotton Colliery, DH6 2LG	£95,000	61 Front Street, Camperdown, Newcastle, NE12 5UT	£90,000
53 Caroline Street, Hetton-le-Hole, Houghton Le Spring, DH5 9DE	£33,000	102 Front Street, Station Town, Wingate, TS28 5DP	£50,000
6 Catkin Cottage, Alexandra Garth, Beadnell, NE67 5AQ	£330,000	13 Gardiner Square, Kibblesworth, Gateshead, Tyne & Wear, NE11 0XS	£105,000
24 Cayton Grove, Chapel House, Newcastle, NE5 1HL	£130,000	52 Gas Works Cottages South Road, Alnwick, NE66 2PE	£115,000
45 Chapel Cottage Windsor Place, Shotton Colliery, DH6 2XB	£159,000	7 Green Lane, Morpeth, NE61 2HD	£135,000
10 Church Street, Hesleden, Hartlepool, TS27 4PP	£35,000	41 Greenways, Consett, DH8 7DJ	£130,000
108 Collingwood Court, Washington, NE37 3EF	£12,000	48 Half Moon Lane, Spennymoor, DL16 6HQ	£70,000
114 Coniston Road, Ferryhill, DL17 8HL	£25,000	8 Harbour Road, Seahouses, NE68 7RN	£220,000
31 Coronation Avenue, Blackhall Colliery, Hartlepool, TS27 4HR	£48,000	19 Hastings Street, Sunderland, SR2 8SR	£25,000
112 Cowpen Lane, Billingham, TS23 4AP	£135,000	89 Hazel Grove, West Moor, Newcastle, NE12 7EL	£95,000
80 Cromwell Road, South Bank, TS6 6JH	£22,000	59 Hazeldene Avenue, Newcastle, NE3 3XU	£70,000
1 Crookhill Terrace, Ryton, NE40 3ER	£75,000	3 Heron Close, Blyth, NE24 3QQ	£95,000
42 Dans Castle, Tow Law, Bishop Auckland, DL13 4AZ	£75,000	2 Hessewelle Crescent, Haswell, DH6 2EH	£35,000
94 Deneside, Seghill, Cramlington, NE23 7ER	£85,000	43 Horden Fishing Tackle, Sunderland Road, Horden, Peterlee, SR8 4PF	£50,000
79 Derwent Street, Chopwell, Newcastle, NE17 7HX	£15,000	14 Hundens Lane, Darlington, DL1 1JF	£45,000
39 East Law, Consett, DH8 0QH	£420,000	47 Imeary Street, Westoe, South Shields, NE33 4EW	£35,000
44 East Street, Chopwell, Newcastle, NE17 7DN	£37,000	73 Jameson House, John Street, Sunderland, SR1 1AG	£18,000
98 Edengarth, Marden Estate, North Shields, NE30 3UJ	£170,000	86 Johnson Estate, Wheatley Hill, DH6 3LQ	£95,000
		11 Jubilee Crescent, Rothbury, Morpeth, NE65 7QZ	£95,000
		81 Jubilee Crescent, Sherburn Hill, DH6 1PH	£45,000



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Lot   Address	Starting Bid	Lot   Address	Starting Bid
<b>32</b> Julian Avenue, Walkergate, Newcastle, NE6 4RJ	<b>£60,000</b>	<b>117</b> Rothwell Crescent, Roseworth, Stockton-on-Tees, TS19 9AN	<b>£50,000</b>
<b>33</b> Julian Avenue, Walkergate, Newcastle, NE6 4RJ	<b>£55,000</b>	<b>29</b> Rowan Court, Forest Hall, Newcastle, NE12 9QT	<b>£25,000</b>
<b>38</b> Knightside Gardens, Dunston, Gateshead, NE11 9RN	<b>£100,000</b>	<b>116</b> Rowantree Road, Walkerville, Newcastle, NE6 4TE	<b>£165,000</b>
<b>40</b> Lighthouse View II Dawdon Industrial Estate, Seaham, SR7 7PR	<b>£650,000</b>	<b>85</b> Salisbury Street, Pelaw, Gateshead, NE10 0XY	<b>£45,000</b>
<b>51</b> Londonderry Terrace, Easington, Peterlee, SR8 3LF	<b>£53,000</b>	<b>18</b> Second Street, Consett, DH8 6JU	<b>£59,000</b>
<b>97</b> Long Meadow Close, Ryton, NE40 4TE	<b>£128,000</b>	<b>9</b> Sheriffs Highway, Egremont Drive, Gateshead, NE9 5SD	<b>£99,950</b>
<b>27</b> Lorne Street, Haltwhistle, NE49 9BL	<b>£57,500</b>	<b>69</b> Southern side of land at Addington Drive, Middlesbrough, TS3 8HR	<b>£63,000</b>
<b>35</b> Manor Court, Westoe, South Shields, NE33 3DR	<b>£55,000</b>	<b>99</b> Spen Burn, High Spen, Rowlands Gill, NE39 2DN	<b>£60,000</b>
<b>4</b> Marshall Terrace, Gilesgate, DH1 2HX	<b>£75,000</b>	<b>78</b> St. Bedes Road, blyth, Blyth, NE24 4BH	<b>£47,000</b>
<b>95</b> Marx Crescent, Stanley, DH9 6JZ	<b>£30,000</b>	<b>71</b> St. Marys Field, Morpeth, NE61 2QB	<b>£135,000</b>
<b>16</b> Meadow Road, Trimdon, Trimdon Station, TS29 6JN	<b>£65,000</b>	<b>64</b> Stanley Terrace, Thornley, DH6 3ES	<b>£32,000</b>
<b>25</b> Merley Gate, Morpeth, NE61 2EP	<b>£130,000</b>	<b>104</b> Station Road West, Trimdon Station, TS29 6BP	<b>£30,000</b>
<b>17</b> Mills Street, Middlesbrough, TS1 4SR	<b>£44,000</b>	<b>105</b> Stavordale Road, Stockton, Stockton-on-Tees, TS19 0DN	<b>£65,000</b>
<b>107</b> Mitchell Gardens, Harton, South Shields, NE34 6EF	<b>£70,000</b>	<b>90</b> Straker Street, Hartlepool, TS26 8BP	<b>£25,000</b>
<b>91</b> Moor Crescent, Gilesgate, DH1 1PB	<b>£140,000</b>	<b>75</b> Stranton Street, Thornaby, Stockton-on-Tees, TS17 6LL	<b>£34,000</b>
<b>60</b> Newcastle Avenue, Horden, Peterlee, SR8 4BQ	<b>£39,950</b>	<b>34</b> Tarn Drive, Sunderland, SR2 9TL	<b>£95,000</b>
<b>30</b> Newlands Road, Trimdon, Trimdon Village, TS29 6JP	<b>£49,000</b>	<b>92</b> The Oval, Stamfordham, Newcastle, NE18 0PJ	<b>£130,000</b>
<b>57</b> Normount Road, Newcastle, NE4 8SH	<b>£45,000</b>	<b>111</b> Trevor Terrace & 11a Kirton Park Terrace, North Shields, NE30 2DG	<b>£165,000</b>
<b>56</b> North Terrace, Wallsend, NE28 6PZ	<b>£75,000</b>	<b>26</b> Trinity Mews, Thornaby, Stockton-on-Tees, TS17 6BQ	<b>£54,000</b>
<b>62</b> North View, Haswell, DH6 2DH	<b>£45,000</b>	<b>93</b> Upper Elsdon Street, North Shields, NE29 6SP	<b>£40,000</b>
<b>67</b> Northern side of land at Addington Drive, Middlesbrough, TS3 8HR	<b>£45,000</b>	<b>88</b> Waltham Avenue, Fairfield, Stockton-on-Tees, TS18 5AE	<b>£130,000</b>
<b>20</b> Nuns Moor Road, Newcastle, NE4 9AY	<b>£70,000</b>	<b>76</b> West Avenue, Harton, South Shields, NE34 6BD	<b>£190,000</b>
<b>46</b> Oakerside Drive, Peterlee, SR8 1LD	<b>£60,000</b>	<b>113</b> West Crescent, Darlington, DL3 7PR	<b>£100,000</b>
<b>63</b> Ormston Street, Cramlington, NE23 3BE	<b>£54,000</b>	<b>115</b> Westcott Terrace, Ferryhill, DL17 8NS	<b>£45,000</b>
<b>12</b> Outram Street, Middlesbrough, TS1 4EL	<b>£30,000</b>	<b>100</b> Westway, Dunston, Gateshead, Tyne & Wear, NE11 9TQ	<b>£110,000</b>
<b>49</b> Peel Street, Sunderland, SR2 8ED	<b>£85,000</b>	<b>70</b> Whitsun Gardens, Bedlington, NE22 5BE	<b>£57,000</b>
<b>84</b> Peel Street, Sunderland, SR2 8ED	<b>£85,000</b>	<b>77</b> Whittingham Road, Newbiggin Hall, Newcastle, NE5 4DN	<b>£40,000</b>
<b>106</b> Queen Street, Newbiggin-by-the-Sea, NE64 6BA	<b>£55,000</b>	<b>15</b> Woodhorn Drive, Choppington, NE62 5EP	<b>£24,950</b>
<b>96</b> Queens Crescent, Wallsend, Newcastle, NE28 8DL	<b>£135,000</b>	<b>50</b> Wylam Street, Middlesbrough, TS1 4ES	<b>£34,000</b>
<b>68</b> Rosedale Terrace, Horden, Peterlee, SR8 4RF	<b>£55,000</b>		

Let's talk auction...

# Featured Properties

Let's talk auction...

Mitchell Gardens, Harton, South Shields, NE34 6EF

Starting bid **£70,000**



- First Floor Apartment
- Two Bedrooms
- Single Garage

East Law, Consett, Durham, DH8 0QH

Starting bid **£420,000**



- Rare to the Market
- Stone-built Extended Home
- Rural Location

Knightside Gardens, Dunston, Gateshead, NE11 9RN

Starting bid **£100,000**



- Two Bedrooms
- Situated in Lobley Hill
- Close to Local Amenities

Rowantree Road, Walkerville, NE6 4TE

Starting bid **£165,000**



- Detached Family Bungalow
- Great Location
- 72 Rowantree Road Sold for £225,000 in 2017



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**North East Auction:**  
**Thursday 27<sup>th</sup>**  
**February**



**Kingston Park Newcastle NE13 8AF**

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





# North East Auction

Thursday 27<sup>th</sup> February 2020



Crookhill Terrace, Ryton, NE40 3ER

Lot  
1

- Two Bedrooms
- Terraced House
- Situated in Ryton
- Garden to Front & Rear Yard
- Close to Local Amenities
- 13 Crookhill Terrace Sold for £128,000 in 2017

EPC - C

Unconditional

Starting Bid £75,000

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



Hessewelle Crescent, Haswell, DH6 2EH

Lot  
2

- Terraced Property
- Three Bedrooms
- Gas Central Heating
- Off Street Parking
- Potential Rental Income £4,740 PA
- 71 Hessewelle Crescent Sold for £70,000 in 2019

EPC -

Unconditional

Starting Bid £35,000

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



Heron Close, Blyth, NE24 3QQ

Lot  
3

- Semi Detached House
- Four Bedrooms
- Breakfast Kitchen
- Lounge & Dining Room
- Garage & Drive
- 26 Heron Close Sold for £178,000

EPC - D

Unconditional

Starting Bid £95,000

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



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Marshall Terrace, Gilesgate, DH1 2HX

Lot  
4

- Fantastic Potential Rental Investment
- Superb Gilesgate Location
- Two Bedroom House
- Would Suit Buy-to-Let Investor or FTB
- Vacant and No Onward Chain
- 35 Marshall Terrace Sold for £145,000

EPC - D

Unconditional

Starting Bid £75,000

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



Elmwood Avenue, Wallsend, NE28 6LA

Lot  
5

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

EPC - D

Unconditional

Starting Bid £40,000

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



Alexandra Garth, Beadnell, NE67 5AQ

Lot  
6

- Views Towards the Sea & Dunstanburgh Castle
- Part Boarded Loft with Pull Down Ladders
- Driveway Parking & Garage
- Impressive En-Suite with Freestanding Bath
- Kitchen Complete with Rangemaster
- OSO Unvented Hot Water Cylinder

EPC - E

Unconditional

Starting Bid £330,000

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

Let's talk auction...



# North East Auction

Thursday 27<sup>th</sup> February 2020



Green Lane, Morpeth, NE61 2HD

Lot  
7

- Very Large Corner Plot
- Bungalow In Need of Modernisation
- Extended to the Rear
- Detached Garage
- Large Garden
- 3 Green Lane Sold for £205,000 in 2019

EPC - D

Unconditional

Starting Bid £135,000

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



Harbour Road, Seahouses, NE68 7RN

Lot  
8

- Popular Holiday Let
- Stunning Harbour Views
- Quirky Cottage
- Two Bedrooms
- Ground Floor Patio & First Floor Balcony
- Open Outlook Over to The Farne Islands

EPC - F

Unconditional

Starting Bid £220,000

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



Sheriffs Highway, & 1 Egremont Drive, NE9 5SD

Lot  
9

- Ground Floor Retail
- Central Location
- Three Bedroom Flat Above
- Freehold Title
- Corner Position

EPC -

Unconditional Reservation Fee

Starting Bid £99,950

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



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Church Street, Hesleden, TS27 4PP

- Mid Terraced Cottage
- Two Bedrooms
- Double Glazed Windows & Gas Central Heating
- Achievable Rental Yield 11.18%
- Village Location
- 5 Church Street Sold for £67,000 in 2018

**Lot  
10**

EPC -

Unconditional Reservation Fee

**Starting Bid £35,000**

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



Jubilee Crescent, Rothbury, NE65 7QZ

- Rothbury Offers First & Middle Schools
- Off Street Parking
- Charming Village Location
- Fantastic Views Over the Village & Cheviot Hills
- Close to the Northumberland National Park
- 14 Jubilee Crescent Sold for £140,000 in 2017

**Lot  
11**

EPC - D

Unconditional

**Starting Bid £95,000**

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



Outram Street, Middlesbrough, TS1 4EL

- End Terrace Property
- Two Bedrooms
- Sold with Vacant Possession
- Double Glazed
- Gas Central Heating
- 40 Outram Street Sold For £38,000 in 2019

**Lot  
12**

EPC - D

Unconditional

**Starting Bid £30,000**

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

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

# North East Auction

Thursday 27<sup>th</sup> February 2020



Gardiner Square, Kibblesworth, NE11 0XS

Lot  
13

- Terraced House
- Three Bedrooms
- Sought After Location
- Close To Local Amenities
- Good Transport Links
- 9 Gardiner Square Sold for £130,000 in 2019

EPC - D

Conditional

Starting Bid £105,000

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



Hundens Lane, Darlington, DL1 1JF

Lot  
14

- Semi Detached House
- Two Bedrooms
- Gas Central Heating
- Rear Garden
- Close To Local Amenities
- Achievable Rental Income of £6,000 PA

EPC - D

Unconditional Reservation Fee

Starting Bid £45,000

**CALL TO VIEW:** 0191 737 1152 | North East Auction



Woodhorn Drive, Choppington, NE62 5EP

Lot  
15

- First Floor Apartment
- Double Glazed
- Ideal Investment Opportunity
- Excellent Transport Links
- Close to Local Amenities
- Rental Income £4,200 PA

EPC - D

Unconditional

Starting Bid £24,950

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



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Meadow Road, Trimdon, TS29 6JN

Lot  
16

- Three Bedroom Semi Detached Property
- Gas Central Heating, Double Glazing & Solar Panels
- Downstairs Shower/Wet Room
- Open Plan Kitchen/Diner Extension
- Rear Enclosed Garden/Terrace & Large Driveway
- Achievable Rental Income of £6,000 PA

EPC - D

Unconditional

Starting Bid £65,000

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



Mills Street, Middlesbrough, TS1 4SR

Lot  
17

- Three Bedrooms
- Terraced Property
- Gas Central Heating
- Double Glazing
- Rear Yard
- Current Rental Income of £9,360PA

EPC - D

Unconditional

Starting Bid £44,000

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



Second Street, Consett, DH8 6JU

Lot  
18

- Three Bedroom End of Terrace Bungalow
- Investment Potential
- Large Bedrooms
- Detached Garage
- Large Rear Garden
- 19 Second Street Sold for £75,000 in 2006

EPC - D

Unconditional Reservation Fee

Starting Bid £59,000

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

Let's talk auction...



# North East Auction

Thursday 27<sup>th</sup> February 2020



Hastings Street, Sunderland, SR2 8SR

Lot  
19

- Three Bedroom Cottage
- Gas Central Heating
- Off Street Parking
- Investment Opportunity
- New Flooring and Recently Decorated Throughout
- 8 Hastings Street Sold for £40,000 in 2019

EPC - E

Unconditional Reservation Fee

Starting Bid £25,000

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



Nuns Moor Road, Newcastle upon Tyne, NE4 9AY

Lot  
20

- Upper Flat
- Three Bedrooms
- Ideal Buy to Let
- Popular Location
- Potential Rental Returns £6,000 Per Annum
- 73 Nuns Moor Road Sold for £100,000

EPC - C

Unconditional Reservation Fee

Starting Bid £70,000

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



Bellingham Court, Kenton, NE3 3RT

Lot  
21

- One Bedroom Apartment
- Close to Amenities
- Good First Time Buy
- Viewing Recommended
- 12 Bellingham Court Sold for £61,000 in 2017

EPC - C

Unconditional

Starting Bid £33,000

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



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



#### Brancepeth Close, Newton Hall, DH1 5XL

Lot  
22

- Four Bedroom Detached Home
- Excellent Potential
- Large Plot
- Very Popular Location
- In Need of Updating
- 32 Brancepeth Close Sold for £195,000 in 2017

EPC -

Unconditional Reservation Fee

Starting Bid £120,000

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



#### Fairfield, Ryton, NE40 3AS

Lot  
23

- Semi Detached House
- Three Bedrooms
- Chain Free
- Front & Rear Gardens
- Previously Let At £596pcm
- 17 Fairfield Sold for £134,000

EPC - D

Unconditional

Starting Bid £115,000

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



#### Cayton Grove, Chapel House, NE5 1HL

Lot  
24

- Link Detached Bungalow
- Two Bedrooms
- Corner Plot
- Single Garage
- Mature Front Garden
- 13 Cayton Grove Sold for £185,000 in 2019

EPC - D

Unconditional Reservation Fee

Starting Bid £130,000

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Merley Gate, Morpeth, NE61 2EP

Lot  
25

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

EPC - D

Unconditional

Starting Bid £130,000

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



Trinity Mews, Thornaby, TS17 6BQ

Lot  
26

- Two Bedroom Terraced Property
- Allocated Parking
- Gas Central Heating
- Double Glazing
- No Chain
- Currently Tenanted for £425PCM

EPC - C

Unconditional Reservation Fee

Starting Bid £54,000

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



Lorne Street, Haltwhistle, NE49 9BL

Lot  
27

- Stone-Built Mid Terrace House
- Close to Town Centre
- Two Reception Rooms
- Two Double Bedrooms
- Gas Central Heating
- 17 Lorne Street Sold For £94,000 in 2019

EPC - D

Conditional

Starting Bid £57,500

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



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





Brook Terrace, Darlington, DL3 6PJ

- Two Storey End-Terraced Property
- Four Bedroom HMO
- Fully Tenanted Investment
- Current Annual Income of £15,360
- Large Yard to the Rear
- Freehold Title

Lot  
28

EPC -

Unconditional Reservation Fee

Starting Bid £105,000

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



Rowan Court, Forest Hall, NE12 9QT

- First Floor Apartment
- Two Bedrooms
- Great Location
- No Upper Chain
- Fitted Kitchen
- 21 Rowan Court Sold For £64,500 in 2014

Lot  
29

EPC - C

Unconditional Reservation Fee

Starting Bid £25,000

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



Newlands Road, Trimdon, TS29 6JP

- Two Bedrooms
- Semi Detached Property
- Conservatory
- Off Street Parking
- Gas Central Heating
- 26 Newlands Road Sold for £62,000 in 2018

Lot  
30

EPC -

Unconditional Reservation Fee

Starting Bid £49,000

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Coronation Avenue, Blackhall Colliery, TS27 4HR

- Mid Terraced House
- Two Bedrooms
- Uninterrupted Sea & Field Views
- Ready to Move Into
- 20 Coronation Avenue Sold for £64,000 in 2018
- Potential Rental Income £5,100 PA

Lot  
31

EPC - D

Unconditional

Starting Bid £48,000

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



Julian Avenue, Walkergate, NE6 4RJ

- Semi-Detached House
- Originally Three Bedrooms
- Close To Local Amenities
- Good Size Living Accommodation
- Double Glazing/Gch
- 35 Julian Avenue Sold for £83,050 in 2019

Lot  
32

EPC - D

Unconditional Reservation Fee

Starting Bid £60,000

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



Julian Avenue, Walkergate, NE6 4RJ

- Great Location
- Well Presented
- Ground Floor
- Double Glazed/Gch
- Close To Local Amenities
- Ideal First Time Purchase

Lot  
33

EPC - D

Unconditional Reservation Fee

Starting Bid £55,000

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



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





Tarn Drive, Sunderland, SR2 9TL

- Pair of Flats
- Investment Opportunity
- Additional Loft Space for Further Bedroom
- Close to Local Amenities
- Modern Kitchen & Bathroom
- 40 Tarn Drive Sold for £60,000 in 2015

Lot  
34

EPC - C

Unconditional Reservation Fee

Starting Bid £95,000

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



Manor Court, Westoe, NE33 3DR

- One Bedroom
- Second Floor Apartment
- Gas Central Heating
- Double glazed
- Lift
- 21 Manor Court Sold for £106,000

Lot  
35

EPC - B

Unconditional Reservation Fee

Starting Bid £55,000

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



5 Lingwood Court, Thornaby, TS17 0BF

- Apartment
- Two Bedrooms
- Open Plan Lounge
- Close To Local Amenities
- Parking Available
- Flat 27 Sold for £72,000 in 2016

Lot  
36

EPC - B

Unconditional Reservation Fee

Starting Bid £45,000

**CALL TO VIEW:** 0191 737 1152 | North East Auction

Let's talk auction...



# North East Auction

Thursday 27<sup>th</sup> February 2020



Baffin Court, Thornaby, TS17 0DQ

- Mid Terrace Property
- Three Bedrooms
- Utility Room
- Double Glazing
- Gas Central Heating
- 14 Baffin Court Sold for £85,000 in 2011

Lot  
37

EPC - D

Unconditional Reservation Fee

Starting Bid £45,000

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



Knightsbridge Gardens, Dunston, NE11 9RN

- Two Bedrooms
- Semi Detached Property
- Well Presented
- Situated in Lobley Hill
- Close to Local Amenities
- 82 Knightsbridge Sold for £145,000 in 2017

Lot  
38

EPC -

Unconditional

Starting Bid £100,000

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



East Law, Consett, DH8 0QH

- Rare to the Market
- Stone-built Extended Home
- Rural Location
- Well Presented
- Mature Gardens
- Two Driveways

Lot  
39

EPC -

Unconditional

Starting Bid £420,000

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



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Dawdon Industrial Estate, Dawdon, SR7 7PR

- Two Storey Detached Premises
- Former Office Accommodation
- NIA - 3,773.14sqm (40,614sqft)
- Impressive Sea Views
- On Site Parking
- Freehold Title

Lot  
40

EPC -

Unconditional Reservation Fee

Starting Bid £650,000

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



Greenways, Consett, DH8 7DJ

- Large Entrance Hallway
- Three Bedroom Semi Detached
- Drive / Garage
- Gas Central Heating
- No Onward Chain

Lot  
41

EPC - D

Unconditional Reservation Fee

Starting Bid £130,000

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



Dans Castle, Tow Law, DL13 4AZ

- 4 x 1 Bedroom Flats
- £1200 PCM Potential Income
- Flat B Currently Tenanted
- Excellent Investment
- 125b Dans Castle Sold for £120,000 in 2016

Lot  
42

EPC - D

Unconditional Reservation Fee

Starting Bid £75,000

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Sunderland Road, Horden, SR8 4PF

- Substantial Two Storey Property
- Former Fishing Tackle Shop
- NIA 426sqm (4,589sqft)
- Prominent & Central Location
- Great Potential for Development (STPP)
- Freehold Title

Lot  
43

EPC -

Unconditional Reservation Fee

Starting Bid £50,000

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



East Street, Chopwell, NE17 7DN

- Three Bedrooms
- Terraced House
- Good Transport Links
- Close to Local Amenities
- Situated in Chopwell
- 22 East Street Sold for £70,000

Lot  
44

EPC - D

Unconditional

Starting Bid £37,000

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



Windsor Place, Shotton Colliery, DH6 2XB

- Self Build Detached Bungalow
- Three Double Bedrooms
- Detached Garage
- Large Four Piece Suite Bathroom
- Two Driveways
- Gardens Front, Rear and Sides

Lot  
45

EPC - C

Unconditional Reservation Fee

Starting Bid £159,000

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



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Oakerside Drive, Peterlee, SR8 1LD

**Lot  
46**

- Three Bedroom Mid Terrace
- Gas Central Heating & Double Glazed
- Popular Part of Peterlee
- Achievable Rental Of £550pcm
- Priced To Sell
- 120 Oakerside Drive Sold for £75,000

EPC - D

Unconditional Reservation Fee

**Starting Bid £60,000**

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



Imeary Street, Westoe, NE33 4EW

**Lot  
47**

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Great Buy to Let
- Potential Rental Income £5,100 PA
- 117 Imeary Street Sold for £57,000 in 2015

EPC - C

Unconditional Reservation Fee

**Starting Bid £35,000**

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



Half Moon Lane, Spennymoor, DL16 6HQ

**Lot  
48**

- Two Storey Building
- Freehold Title
- Ground Floor Retail
- Established Residential Area
- Two Bedroom Flat Above
- NIA - 1,398sqft

EPC -

Unconditional Reservation Fee

**Starting Bid £70,000**

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

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

# North East Auction

Thursday 27<sup>th</sup> February 2020



Peel Street, Sunderland, SR2 8ED

- Two Storey Building
- Freehold Title
- Seven Bedroom HMO
- Central Location
- For Sale with Vacant Possession
- 25 Peel Street Sold for £125,000 in 2018

Lot  
49

EPC -

Unconditional Reservation Fee

Starting Bid £85,000

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



Wylam Street, Middlesbrough, TS1 4ES

- Two Bedrooms
- Terraced Property
- Gas Central Heating
- Double Glazing
- Rear Yard
- 14 Wylam Street Sold For £45,000 in 2014

Lot  
50

EPC - D

Unconditional

Starting Bid £34,000

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



Londonderry Terrace, Easington, SR8 3LF

- Terraced Property
- Three Double Bedrooms
- Kitchen Diner & Utility Room
- Upgraded Bathroom & Kitchen
- New Heating System & Boiler
- Achievable Rental Income £6,000 PA

Lot  
51

EPC - E

Unconditional

Starting Bid £53,000

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



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



South Road, Alnwick, NE66 2PE

- Superb Location
- Stone Built Cottage
- Two Bedrooms
- Sun Room
- Stone Built Workshop

Lot  
52

EPC - E

Unconditional

Starting Bid £115,000

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



Caroline Street, Hetton-le-Hole, DH5 9DE

- Terraced Property
- Two Bedrooms
- Newly Refurbished Throughout
- Neutrally Decorated
- Private Yard To The Rear
- Deceptively Spacious

Lot  
53

EPC - D

Unconditional Reservation Fee

Starting Bid £33,000

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



Emmerson Terrace, Columbia, NE38 7LN

- One Bedroom Ground Floor Flat
- Refitted Bathroom
- Ideal Investment or First Time Buy
- Good Access To Local Transport Links/Amenities
- Yard To The Rear
- 23 Emmerson Terrace Sold for £63,000 in 2019

Lot  
54

EPC - D

Unconditional Reservation Fee

Starting Bid £35,000

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

Let's talk auction...



# North East Auction

Thursday 27<sup>th</sup> February 2020



Egerton Street, Sunderland, SR2 8DT

- Two Storey Building
- Central Location
- Eight Bedroom HMO
- Freehold Title
- For Sale with Vacant Possession

Lot  
55

EPC -

Unconditional Reservation Fee

Starting Bid £75,000

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



North Terrace, Wallsend, NE28 6PZ

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

Lot  
56

EPC - C

Unconditional Reservation Fee

Starting Bid £75,000

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



Normount Road, Newcastle upon Tyne, NE4 8SH

- Upper Flat
- Two Bedrooms
- Gas Central Heating
- Potential Rental Income of £5,400 Per Annum
- 33 Normount Road Sold for £75,000 in 2018

Lot  
57

EPC - D

Unconditional Reservation Fee

Starting Bid £45,000

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



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Edward Avenue, Horden, SR8 4RQ

Lot  
58

- Two bedrooms
- End Terraced Bungalow
- Garage
- Possible Rental Return £500pcm
- Perfect Investment opportunity
- 10 Edward Avenue Sold for £74,000 in 2019

EPC - E

Unconditional Reservation Fee

Starting Bid £35,000

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



Hazeldene Avenue, Newcastle upon Tyne, NE3 3XU

Lot  
59

- Three Bedrooms
- Downstairs Cloakroom
- Fitted Kitchen
- Double Glazing
- Sold with Sitting Tenants
- 29 Hazeldene Avenue Sold for £101,000 in 2018

EPC - E

Unconditional Reservation Fee

Starting Bid £70,000

**CALL TO VIEW:** 0191 737 1152 | North East Auction



Newcastle Avenue, Horden, SR8 4BQ

Lot  
60

- Two bedrooms
- Bungalow
- No forward chain
- Ideal investment opportunity
- Potential Rental Return £475pcm
- 57 Newcastle Avenue Sold for £65,000 in 2019

EPC -

Conditional

Starting Bid £39,950

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Front Street, Camperdown, NE12 5UT

Lot  
61

- Detached Two Storey Property
- Refurbished Throughout with Flat Above
- Fully Tenanted Investment Opportunity
- Current Annual Income £10,520
- Ground Floor Retail
- NIA - 843.5sqft

EPC -

Unconditional

Starting Bid £90,000

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



North View, Haswell, DH6 2DH

Lot  
62

- Semi Detached Property
- Two Bedrooms
- EPC Rating C
- Garage
- Potential Rental Income £5,400 PA

EPC - C

Unconditional

Starting Bid £45,000

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



Ormston Street, Cramlington, NE23 3BE

Lot  
63

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

EPC - C

Unconditional Reservation Fee

Starting Bid £54,000

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



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Stanley Terrace, Thornley, DH6 3ES

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

EPC - F

Unconditional

Starting Bid £32,000

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

Lot  
64



Essyn Court, Peterlee, SR8 3GA

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

EPC - D

Unconditional Reservation Fee

Starting Bid £135,000

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

Lot  
65



Julian Avenue, South Shields, NE33 2EW

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

EPC -

Unconditional

Starting Bid £250,000

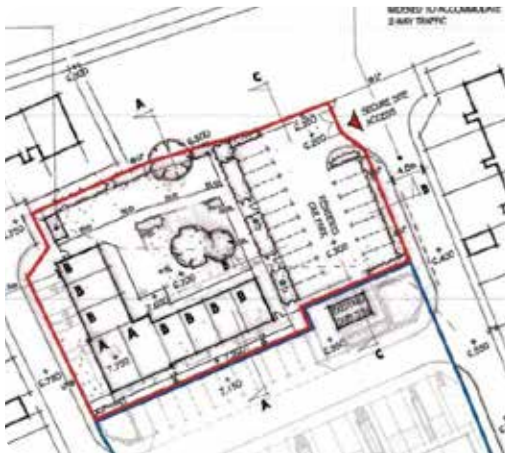
**CALL TO VIEW:** 0191 737 1154 | Commercial

Lot  
66

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Addington Drive, Middlesbrough, TS3 8HR

- Development Site For Sale
- Site Area 0.42 acres (1,696sqm)
- Lapsed Planning Permission
- For the Construction of 9no. Dwellings
- Established Residential Area
- Freehold Title

Lot  
67

EPC -

Unconditional

Starting Bid £45,000

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



Rosedale Terrace, Horden, SR8 4RF

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

Lot  
68

EPC - D

Unconditional

Starting Bid £55,000

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



Addington Drive, Middlesbrough, TS3 8HR

- Development Site For Sale
- Site area 0.52 acres (2,120sqm)
- Planning Permission Granted
- For the Construction of 10no. Dwellings
- Established Residential Area
- Freehold Title

Lot  
69

EPC -

Unconditional

Starting Bid £63,000

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



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#### Whitsun Gardens, Bedlington, NE22 5BE

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Decent Sized Front Garden
- En-suite To Master
- 10 Whitsun Gardens Sold for £72,000 in 2019

Lot  
70

EPC - E

Conditional

Starting Bid £57,000

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



#### St. Marys Field, Morpeth, NE61 2QB

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

Lot  
71

EPC - C

Unconditional Reservation Fee

Starting Bid £135,000

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



#### Baden Street, Chester Le Street, DH3 3JQ

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

Lot  
72

EPC - D

Unconditional

Starting Bid £58,000

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

Let's talk auction...



# North East Auction

Thursday 27<sup>th</sup> February 2020



15 - 17 John Street, Sunderland, SR1 1AG

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

Lot  
73

EPC -

Unconditional Reservation Fee

Starting Bid £18,000

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



Finchale View, West Rainton, DH4 6SD

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

Lot  
74

EPC - B

Unconditional Reservation Fee

Starting Bid £70,000

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



Stranton Street, Thornaby, TS17 6LL

- Terraced Property
- Two Bedrooms
- Ideal Investment Opportunity
- Close to Local Amenities
- In Need of Refurbishment
- 14 Stranton Street Sold for £50,000 in 2017

Lot  
75

EPC - D

Unconditional

Starting Bid £34,000

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



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



West Avenue, Harton, NE34 6BD

Lot  
76

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Double Glazed Conservatory
- No Upper Chain
- 56 West Avenue Sold for £225,000 in 2018

EPC - E

Unconditional

Starting Bid £190,000

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



Whittingham Road, Newbiggin Hall, NE5 4DN

Lot  
77

- End Terraced House
- Three Bedrooms
- Close to Amenities
- Viewing Recommended
- Entrance Porch
- 103 Whittingham Road Sold for £76,000 in 2018

EPC - D

Unconditional Reservation Fee

Starting Bid £40,000

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



St. Bedes Road, blyth, NE24 4BH

Lot  
78

- Three Bedrooms
- Semi Detached House
- Gardens Front & Rear
- Updating Required
- Off Street Parking
- 3 St Bedes Road Sold for £65,000 in 2013

EPC - D

Unconditional

Starting Bid £47,000

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Derwent Street, Chopwell, NE17 7HX

- One Bedroom
- Ground Floor Flat
- Close to Local of Amenities
- Situated in Chopwell
- Good Transport Links
- 40a Derwent Street Sold for £70,000 in 2016

Lot  
79

EPC - D

Unconditional Reservation Fee

Starting Bid £15,000

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



Cromwell Road, South Bank, TS6 6JH

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Shower Room to the Ground Floor
- No Chain
- 7 Cromwell Road Sold for £36,000 in 2019

Lot  
80

EPC - D

Unconditional

Starting Bid £22,000

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



Jubilee Crescent, Sherburn Hill, DH6 1PH

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

Lot  
81

EPC - D

Unconditional Reservation Fee

Starting Bid £45,000

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



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Eighth Street, Horden, SR8 4LY

Lot  
82

- Two Double Bedrooms
- In Need of some Refurbishment
- Investment Potential
- High Yield Potential 16%
- 21 Eighth Street Sold for £36,000 in 2018
- 34 Eighth Street Sold for £31,000 in 2019

EPC - D

Unconditional

Starting Bid £22,000

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



Front Street East, Haswell, DH6 2BL

Lot  
83

- Sold with Sitting Tenant
- Rental Yield Of 10%+
- Two Bedroom End Terrace
- Lounge & Dining Room
- Double Glazed & Gas Central Heating
- Village Location

EPC - D

Unconditional Reservation Fee

Starting Bid £35,000

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



Peel Street, Sunderland, SR2 8ED

Lot  
84

- Two Storey, Three Floor Building
- Central Location
- Six Bedroom HMO
- Freehold Title
- For Sale with Vacant Possession
- 25 Peel Street Sold for £125,000 in 2018

EPC -

Unconditional Reservation Fee

Starting Bid £85,000

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Salisbury Street, Pelaw, NE10 0XY

- Upper Flat
- Tenanted Investment £4,800 P/A
- Leasehold
- Close to Aldi & Lidl Supermarket
- Close to Heworth and Pelaw Metro Station
- 9 Salisbury Street Sold for £75,000 in 2017

Lot  
85

EPC - D

Unconditional

Starting Bid £45,000

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



Johnson Estate, Wheatley Hill, DH6 3LQ

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

Lot  
86

EPC - D

Unconditional Reservation Fee

Starting Bid £95,000

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



Brusselton Court, Stockton, TS18 3AN

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

Lot  
87

EPC - B

Unconditional

Starting Bid £49,000

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



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Waltham Avenue, Fairfield, TS18 5AE

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

Lot  
88

EPC - C

Unconditional

Starting Bid £130,000

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



Hazel Grove, West Moor, NE12 7EL

- Great Location
- Modern Mid Terraced House
- Close to Local Amenities
- Ideal First Time Purchase
- Well Maintained
- 5 Hazel Grove Sold for £118,000 in 2009

Lot  
89

EPC - D

Unconditional

Starting Bid £95,000

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



Straker Street, Hartlepool, TS26 8BP

- Two Bedrooms
- Terraced Property
- Potential Rental Income £4200pa
- Potential Yield Approximately 15%
- Close to Local Amenities
- 24 Straker Street Sold for £34,000 in 2018

Lot  
90

EPC - E

Unconditional Reservation Fee

Starting Bid £25,000

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

Let's talk auction...



# North East Auction

Thursday 27<sup>th</sup> February 2020



Moor Crescent, Gilesgate, DH1 1PB

- Ideal Family Home
- Popular Location
- Recently Fitted Kitchen & Bathroom
- Neutrally Decorated Throughout
- Gardens to Front & Rear
- 43 Moor Crescent Sold for £170,000 in 2019

Lot  
91

EPC - D

Unconditional

Starting Bid £140,000

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



The Oval, Stamfordham, NE18 0PJ

- Large Mid-Terrace Family Home
- Four Double Bedrooms
- Newly Fitted Kitchen
- Large Lounge
- Conservatory
- 3 The Oval Sold for £158,000 in 2011

Lot  
92

EPC - D

Unconditional

Starting Bid £130,000

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



Upper Elsdon Street, North Shields, NE29 6SP

- Investment opportunity
- End Terrace
- Previously Two Flats
- Close to Local Amenities
- 7 Upper Elsdon Street Sold for £129,000 in 2019

Lot  
93

EPC - D

Unconditional

Starting Bid £40,000

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



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Deneside, Seghill, NE23 7ER

Lot  
94

- Superb Two Bedroom Semi
- Quiet Location
- Large Corner Plot
- Gardens Front Side & Rear
- Ideal First Time/Investor Purchase
- 32 Deneside Sold for £122,000 in 2015

EPC - D

Unconditional

Starting Bid £85,000

**CALL TO VIEW:** 0191 2531301 | Whitley Bay



Marx Crescent, Stanley, DH9 6JZ

Lot  
95

- Bungalow
- Situated in Stanley
- Close to Local Amenities
- Garden to Front
- Currently Tenanted
- 28 Marx Crescent Sold for £54,500 in 2018

EPC -

Unconditional Reservation Fee

Starting Bid £30,000

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



Queens Crescent, Wallsend, NE28 8DL

Lot  
96

- Two Bedroom Semi Detached Bungalow
- Modernisation Required
- Gas Central Heating & Double Glazing
- Close To Local Amenities
- Popular Location
- 18 Queens Crescent Sold For £174,950 in 2010

EPC - E

Unconditional

Starting Bid £135,000

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Long Meadow Close, Ryton, NE40 4TE

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

EPC - D

Unconditional Reservation Fee

**Starting Bid £128,000**

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

Lot  
97



Edengarth, Marden Estate, North Shields, NE30 3UJ

- Three Bedroom Semi
- Excellent Location
- South Facing Rear Garden
- Some Updating Required
- Garage
- 6 Edengarth Sold for £255,000 in 2018

EPC - D

Unconditional

**Starting Bid £170,000**

**CALL TO VIEW:** 0191 2531301 | Whitley Bay

Lot  
98



Spen Burn, High Spenn, NE39 2DN

- Two Bedrooms
- Semi-Detached House
- Situated in High Spenn
- Garden to Rear
- Driveway to Front
- 16 Spen Burn Sold for £120,000 in 2019

EPC - C

Unconditional Reservation Fee

**Starting Bid £60,000**

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

Lot  
99



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Westway, Dunston, NE11 9TQ

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

Lot  
100

EPC - D

Unconditional

Starting Bid £110,000

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



Aldeburgh Avenue, Lemington Rise, NE15 8TA

- Two Bedroom Semi Detached House
- Gas Central Heating
- Off Street Parking
- Well Presented
- Potential Rental Returns £6600PA
- 47 Aldeburgh Avenue Sold for £132,000 in 2018

Lot  
101

EPC -

Unconditional

Starting Bid £99,950

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



Front Street, Station Town, TS28 5DP

- Three Bedroom Mid Terraced
- Vacant Possession
- Lounge & Dining Room
- Achievable Rental Of £400pcm
- Village Location
- Double Glazed Windows & Gas Central Heating

Lot  
102

EPC - E

Unconditional Reservation Fee

Starting Bid £50,000

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Arthur Street, Whitburn, SR6 7NE

- Three Bedrooms
- Terraced Property
- Coastal Location
- Great Investment
- 16 Arthur Street Sold for £127,000 in 2019

Lot  
103

EPC -

Unconditional Reservation Fee

Starting Bid £65,000

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



Station Road West, Trimdon Station, TS29 6BP

- Terraced Property
- Two Bedrooms
- Tenanted Investment
- Close to Local Amenities
- Good Transport Links
- Current Rental Income of £4,200 PCM

Lot  
104

EPC -

Unconditional

Starting Bid £30,000

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



Stavordale Road, Stockton, TS19 0DN

- Semi Detached Property
- Two Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Front, Rear & Side Gardens
- 16 Stavordale Road Sold for £95,000 in 2015

Lot  
105

EPC - E

Unconditional Reservation Fee

Starting Bid £65,000

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



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Queen Street, Newbiggin-by-the-Sea, NE64 6BA

- Spacious Two Bedroom Terrace
- Additional Loft Space/Office/Playroom
- Coastal Location
- Kitchen & Bathroom Recently Upgraded
- 8 Queen Street Sold for £71,450 in 2018

Lot  
106

EPC - E

Unconditional

Starting Bid £55,000

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



Mitchell Gardens, Harton, NE34 6EF

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

Lot  
107

EPC - C

Unconditional

Starting Bid £70,000

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



Collingwood Court, Washington, NE37 3EF

- One Bedroom
- Apartment
- Secure Entry System
- No Upper Chain
- 126 Collingwood Road Sold for £24,000 in 2019

Lot  
108

EPC - D

Unconditional

Starting Bid £12,000

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

Let's talk auction...



# North East Auction

Thursday 27<sup>th</sup> February 2020



Buttercup Close, Shotton Colliery, DH6 2LG

- Three Double Bedrooms
- Gas Central Heating & Double Glazing
- Off Street Parking
- Popular New Development
- Large Master & En-suite
- Achievable Rent Approx £550 PCM

Lot  
109

EPC - B

Unconditional

Starting Bid £95,000

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



Fifth Street, Blackhall Colliery, TS27 4ER

- Terraced Property
- Two Bedrooms
- Loft Room
- Ready to move into

Lot  
110

EPC -

Unconditional

Starting Bid £35,000

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



Trevor Terrace & Kirton Park Terrace, North Shields, NE30 2DG

- Two Storey, Three Floor Property
- Ground Floor A3 Use Bistro
- Bistro Tenanted for £9,000 Per Annum
- First Floor B1 Use Office Space
- Potential for Conversion to Residential
- Freehold Title

Lot  
111

EPC -

Unconditional Reservation Fee

Starting Bid £165,000

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



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Cowpen Lane, Billingham, TS23 4AP

- Ground Floor Fish & Chip Shop
- Four Bedroom House
- Freehold Title
- Established Residential Area
- Excellent Transport Links

Lot  
112

EPC -

Unconditional Reservation Fee

Starting Bid £135,000

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



West Crescent, Darlington, DL3 7PR

- Detached Bungalow
- Two Bedrooms
- Garage
- Ideal Investment
- Close To Local Amenities
- 38 West Crescent Sold for £170,000 in 2019

Lot  
113

EPC -

Unconditional Reservation Fee

Starting Bid £100,000

**CALL TO VIEW:** 0191 425 1510 | Yorkshire Auction



Coniston Road, Ferryhill, DL17 8HL

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Close to Local Amenities
- Potential Rental Income £4,800 PA
- 60 Coniston Road Sold for £68,000 in 2019

Lot  
114

EPC -

Unconditional

Starting Bid £25,000

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

Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 2020



Westcott Terrace, Ferryhill, DL17 8NS

- Terraced Property
- Three Bedrooms
- Newly Refurbished
- Ideal First Time Investment
- Vacant Possession
- 27 Westcott Terrace Sold for £59,000 in 2019

Lot  
115

EPC -

Unconditional

Starting Bid £45,000

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



Rowantree Road, Walkerville, NE6 4TE

- No Upper Chain
- Great Location
- Detached Family Bungalow
- Well Appointed
- Double Glazed/Gch
- Close To Local Amenities

Lot  
116

EPC - D

Unconditional

Starting Bid £165,000

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



Trevor Terrace & Kirton Park Terrace, North Shields, NE30 2DG

- Two Storey, Three Floor Property
- Ground Floor A3 Use Bistro
- Bistro Tenanted for £9,000 Per Annum
- First Floor B1 Use Office Space
- Potential for Conversion to Residential
- Freehold Title

Lot  
117

EPC -

Unconditional Reservation Fee

Starting Bid £165,000

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MARCH						
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KEY: X DEADLINE FOR AUCTION ENTRIES X AUCTION DATE

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# Don't get caught out by Inheritance Tax

By  
Ian Lowes



Inheritance tax (IHT), sometimes referred to as 'death tax', is a tax on the estate – defined as property, savings and possessions – of an individual who has died. One of the biggest mistakes people make is thinking that their estate won't be large enough to be caught by IHT.

There are several issues to consider, but in simple terms, as an individual your estate will owe tax at 40% on anything above the £325,000 inheritance tax threshold (nil rate band) when you die. For married or civil partnership couples who inherit their partners estate this nil rate band can be passed on to the survivor, thereby increasing the overall amount to £650,000. There is also now the residential nil rate band which can help pass on main residence property wealth to direct descendants, from 6 April 2020 this is £175,000 per person.

While passing of assets solely to your spouse or registered civil partner usually means they are exempt from inheritance tax in the first instance, a combined wealth may well mean your spouse or partner has an inheritance tax problem to deal with when looking to pass on that wealth. Forward planning is essential to mitigate the damages of inheritance tax.

Seven assets you may have that could tip your estate into the IHT red:

1. Cash in the bank
2. Your investments
3. Life insurance policy payments (if not in a trust)
4. Money in ISAs
5. Property anywhere in the world
6. Money which is gifted away within seven years prior to your death.
7. Money you are soon to inherit

There are a number of ways to legally reduce, or possibly avoid, inheritance tax. There are certain annual gifting allowances, which in some circumstances can be significant

if the right criteria are met. Beyond that, as alluded to above, gifts given more than seven years ago are usually excluded unless there was some reservation of benefit (for example giving away a holiday home and continuing to use it). With the right steps, money recently, or soon to be inherited can be given away, perhaps to the next generation but without having to meet the seven-year rule. This can be an extremely useful piece of family tax planning and if a trust is utilised then a degree of control can be incorporated to ensure the beneficiaries don't spend the legacy unwisely.

Giving money to charity can also reduce the IHT bill, sometimes disproportionately; any money you leave to a UK registered charity will be free from inheritance tax and if you give enough the IHT rate on the rest of your taxable estate drops from 40% to 36%.

Inheritance tax can be a highly complicated area of personal finance that is affecting more and more people each year. Everyone's circumstances are different; IHT strategies can never be one-size-fits all and they should be dovetailed with other areas, such as making or updating a Will.

One of the most important things to do is examine whether you'll pay inheritance tax and what to do about it. Ensure your money works for you while you are alive to enjoy it and passed on to chosen beneficiaries upon death, rather than HMRC.

While no one can predict what will happen in the future, it can be beneficial for you and your family to have measures in place that can legitimately preserve your wealth. Our advice focuses on legitimately mitigating the impact of taxes, through taking advantage of exemptions and reliefs.

To arrange a free initial consultation to help establish how much of your family wealth might be lost to Inheritance Tax and what steps you could take to avoid it call us on **0191 2878714** or visit to **PattinsonWealth.co.uk**



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## Full Universal Credit roll-out delayed until 2024



*Jonathan Parker*

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

Universal Credit replaces six existing benefits (Income-based Jobseeker's Allowance; Income-related Employment and Support Allowance; Income Support; Child Tax Credit; Working Tax Credit; Housing Benefit or Local Housing Allowance). The new system is based on a single monthly payment (rather than every two weeks) paid in arrears directly to a bank account. Payments include all eligible housing costs meaning that claimants will be responsible for paying their rent themselves.

Concerns have been raised with the Government over Universal Credit payments not being processed quickly enough, which can cause distress and hardship to claimants. It has also led to some landlords deciding not to rent properties to those in receipt of the benefit.

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

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(Source: **ARLA**, [arla.co.uk](http://arla.co.uk))





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Renewal of Tenancy	✓*	✓
Rent Collection Service		✓
Chasing of Rent Arrears		✓
Rental Statements		✓
Sending of Legal Notices		✓
Deposit Registration		✓*
Inventory & Schedule of Condition		✓
Check In		✓
Periodic Inspections		✓
Check Out		✓
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northeast@pattinson.co.uk



[pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)

### Address

32 Finsbury Street Middlesbrough Middlesbrough Cleveland TS1 4JR  
14 Dormand Court Wingate Durham TS28 5HJ  
5 Third Row Linton Colliery Morpeth Northumberland NE61 5SB  
Flat 2 53 Saville Street North Shields Tyne and Wear NE30 1NS  
19 Barrasford Close Ashington Northumberland NE63 8XT  
31 Tyne Green Hexham Northumberland NE46 3HF  
14a Chapel Street West Auckland Bishop Auckland Durham DL14 9HP  
40 Holly Street Jarrow Jarrow Tyne And Wear NE32 5HZ  
27 College Place Ashington Ashington Northumberland NE63 9QZ  
Fernroyd The Villas Thornley Durham Durham DH6 3EW  
35 Gatesgarth Close Hartlepool Hartlepool Durham TS24 8RB  
24 Fourth Street Blackhall Colliery Hartlepool Durham TS27 4EP  
79 Boldon Lane South Shields Tyne and Wear NE34 0AR  
30 Rothwell Crescent Roseworth Stockton-on-Tees Cleveland TS19 9AN  
4 Carlow Street Middlesbrough Middlesbrough Cleveland TS1 4SD  
22 Northcote Street Stockton Stockton-on-Tees Cleveland TS18 3JB  
26 Barwick Street Peterlee Durham SR8 3SA  
26 Edward Street North Ormesby Middlesbrough Cleveland TS3 6JJ  
11 Mann Crescent Murton Seaham Durham SR7 9EE  
131 Mowbray Road Westoe South Shields Tyne and Wear NE33 3BA  
9 North Dene Drive Gateshead Tyne and Wear NE9 5EH  
3a Worcester Terrace Ashbrooke Sunderland Tyne & Wear SR2 7AR  
2 Waterville Place North Shields Tyne and Wear NE29 6SE  
105 Bishopton Lane Stockton Stockton-on-Tees Cleveland TS18 1PX  
95 Londonderry Road Primrose Hill Stockton-on-Tees Cleveland TS19 0ES  
14 Windsor Crescent Ovingham Prudhoe Northumberland NE42 6AS  
30 Tenth Street Blackhall Colliery Hartlepool Durham TS27 4LY  
152 Yoden Road Peterlee Peterlee Durham SR8 5DU  
23 Burns Terrace Shotton Colliery Durham Durham DH6 2PD  
118 Seventh Street Horden Peterlee Durham SR8 4JQ

### | Starting Bid

**£35,000**  
**£63,000**  
**£45,000**  
**£60,000**  
**£155,000**  
**£100,000**  
**£54,000**  
**£80,000**  
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**£85,000**  
**£45,000**  
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**£34,950**  
**£59,000**  
**£18,000**  
**£15,000**  
**£105,000**  
**£55,000**  
**£140,000**  
**£50,000**  
**£90,000**  
**£125,000**  
**£35,000**  
**£120,000**  
**£20,000**  
**£55,000**  
**£35,000**  
**£20,000**

### Address

7 Finchdale Terrace Chester Le Street Chester Le Street Durham DH3 3DL  
75 Coltpark Place Cramlington Northumberland NE23 6HN  
35 Hill Avenue Seghill Cramlington Northumberland NE23 7EY  
11 Belsay Place Arthurs Hill Newcastle upon Tyne Tyne and Wear NE4 5NX  
19 Hastings Street Sunderland Tyne & Wear SR2 8SR  
53 Jubilee Crescent Rothbury Morpeth Northumberland NE65 7QZ  
1A Walnut Place Montagu Estate Newcastle upon Tyne Tyne & Wear NE3 4QS  
12 Bamburgh Road Forest Hall Newcastle upon Tyne Tyne and Wear NE12 9EX  
33 Ravensworth Street Bedlington Northumberland NE22 7JP  
24 St. Helens Lane Corbridge Northumberland NE45 5JE  
48 Front Street Burnopfield Newcastle upon Tyne Durham NE16 6EF  
26 Errington Street Brotton Saltburn-by-the-Sea North Yorkshire TS12 2TA  
11 Ford Lodge South Hylton Sunderland Tyne & Wear SR4 0QF  
73A Cardonnel Street North Shields Tyne and Wear NE29 6SW  
24 Wicklow Street Middlesbrough Middlesbrough Cleveland TS1 4RG  
16 Beachville Street Sunderland Tyne and Wear SR4 7NA  
9 Heathfield Stobhill Grange Morpeth Northumberland NE61 2TR  
76 Haig Street Dunston Gateshead Tyne & Wear NE11 9BN  
6 High Meadows Kenton Newcastle upon Tyne Tyne and Wear NE3 4PW  
42 Adair Avenue Pendower Newcastle upon Tyne Tyne and Wear NE15 6QB  
18 Durham Road Chilton Ferryhill Durham DL17 0EX  
Pine Lodge Hepscott Morpeth Morpeth Northumberland NE61 6LX  
7 Newcastle Terrace Framwellgate Moor Durham Durham DH1 5EG  
Sidewood Lodge Tarsset Greenhaugh Hexham Northumberland NE48 1NB  
46 Imeary Street Westoe South Shields Tyne and Wear NE33 4EG  
22 Mainsforth Terrace West Hendon Sunderland Tyne and Wear SR2 8JX  
100 Norfolk Street Sunderland City Centre Sunderland Tyne and Wear SR1 1EA  
6 Baker Gardens Dunston Gateshead Tyne and Wear NE11 9HA  
1 Dalmatia Terrace Blyth Blyth Northumberland NE24 3JY  
2 Edith Terrace Whickham Newcastle upon Tyne tyne and wear NE16 4AH

### | Starting Bid

**£55,000**  
**£79,950**  
**£80,000**  
**£110,000**  
**£39,000**  
**£95,000**  
**£50,000**  
**£90,000**  
**£60,000**  
**£170,000**  
**£89,000**  
**£35,000**  
**£60,000**  
**£33,500**  
**£30,000**  
**£62,000**  
**£44,950**  
**£58,000**  
**£77,000**  
**£75,000**  
**£52,000**  
**£340,000**  
**£110,000**  
**£340,000**  
**£45,000**  
**£44,000**  
**£120,000**  
**£44,000**  
**£63,000**  
**£109,000**

## Let's talk auction...

# North East Auction

Thursday 27<sup>th</sup> February 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](http://pattinsonauctions.co.uk). In compliance with Anti Money Laundering Regulations an Equifax search will be carried out to verify your identity and proof of residency. This does not affect your credit file.

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

on behalf of Keith Pattinson Ltd

..... ✂

Card Number: .....

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

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

**TO BE SHREDDED AFTER USE**

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



## Proxy Form for Conditional & Unconditional Lots

### Please Select Method of Bidding:

Proxy: ☐ Telephone: ☐

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

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

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

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

The property is offered in the:

Conditional Auction: ☐ Unconditional Auction: ☐

Address of Lot:

.....  
.....

Post Code: .....

Maximum Bid: £ .....

Maximum Bid in Words:

.....  
.....

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

.....

### Card Details:

Cardholder Name: .....

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

### Buyers Details:

Full Name(s): .....

Company Name: .....

Date of Birth: .....

Address: .....

.....

.....

Post Code: .....

Mobile Number: .....

Telephone Number: .....

Email Address: .....

Solicitors Name: .....

Solicitors Address: .....

.....

.....

Post Code: .....

Telephone Number: .....

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

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

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

**on behalf of Keith Pattinson Ltd**

..... ✂

Card Number: .....

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

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

**TO BE SHREDDED AFTER USE**

Let's talk auction...



## General Conditions of Sale

### GLOSSARY

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

Wherever it makes sense

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

- A 'person' includes a corporate body

- Words of one gender include the other genders

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** an option to tax

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

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

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

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

### A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

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

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

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

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

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

### A6 Extra Auction Conduct Conditions

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

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

## General Conditions of Sale

### GENERAL CONDITIONS OF SALE

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

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

#### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

#### G2. Deposit

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

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

G2.2 The deposit:

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

#### G3. Between contract and completion

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

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

#### G4. Title and identity

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

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



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

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

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

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

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

(ii) the documents accompanying that application;

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

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

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

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

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

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

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

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

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

## G5. Transfer

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

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

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

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

liability.

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

## G6. Completion

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

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

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

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

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

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

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

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

## G7. Notice to complete

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

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

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

(a) terminate the contract

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

(c) forfeit the deposit and any interest on it

(d) resell the lot and

(e) claim damages from the buyer.

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

(a) terminate the contract and

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

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

If the contract is lawfully brought to an end:

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

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

## G9. Landlord's licence

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

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

## General Conditions of Sale

requires.

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

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

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

### G10. Interest and apportionments

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

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

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

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

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

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

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

### G11. Arrears

#### Part 1 Current Rent

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

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

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

arrears of current rent.

#### Part 2 Buyer to pay for arrears

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

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

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

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

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

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

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

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

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

### G12. Management

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

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

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

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

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

### **G13. Rent deposits**

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

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

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

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

### **G14. VAT**

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

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

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

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

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

### **G16. Capital allowances**

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

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

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

G16.4 The seller and buyer agree:

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

### **G17. Maintenance agreements**

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

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

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

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

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

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

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

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

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

G19.4 The lot is sold:

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



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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) made 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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17a Station Road North, Forest Hall, NE12 7AR  
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210 High Street, Gosforth, NE3 1HH  
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67 Ellison Street, Jarrow, NE32 3JU  
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425 Durham Road, Low Fell,  
Gateshead, NE9 5AN  
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13 Newgate Street, Morpeth, NE61 1AL  
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