

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

114
LOTS!








North East Auction:
Wednesday
25th March



Auction Catalogue

North East March 2020

In this issue...

-  A Word from Our Director
-  Why Auction?
-  Featured Properties
-  Viewing Schedule **NEW!**
-  Pattinson Wealth
-  Upcoming Auction Dates
-  Online Auction -
Properties still available

Brancepeth Close, Newton Hall, Durham, DH1 5XL

Auction
success
story

Starting Bid was **£120,000**

Sold at Auction for **£185,000**

0191 737 1152
pattinsonauctions.co.uk



A word from our Auction Director...



After being highlighted as the most improved auction house nationally by EIG, our February auction continued our excellent start to the year with our most significant success of the night being a four-bed detached property in Durham going for £65,000 over the starting bid. Homeowners and buyers alike are showing renewed confidence in the housing market in 2020, as evidenced by an increase in activity across all areas of the business.

February 2019 -vs- February 2020

- Rental move-ins are up by **15%**
- Net sales increased by **36%**
- Auction sales increased by **48%**

This month's auction offers a great selection of properties, including the Station House in Warkworth, Morpeth. This magnificent Tudor style building was designed in 1847 by the renowned railway architect, Benjamin Green, and built using Northumbrian freestone, for the Newcastle and Berwick Railway. This unique opportunity is not to be missed & will be perfect for those looking for a fantastic renovation project.

We also have a rare to the market property on St Mary's Crescent in Consett. This must-view property boasts fantastic space throughout and has bags of potential to be an excellent investment property.

We are anticipating a bustling Spring market so if you're interested in selling your property, or for further information on any of the lots showcased in our catalogue, then speak to our auction specialists today.

Call us on 01917371152 or
email northeast@pattinson.co.uk

Happy bidding!



Justin Beckwith
Auction Director

Justin Beckwith

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



Why Auction?



Security

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



Paid Entry

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



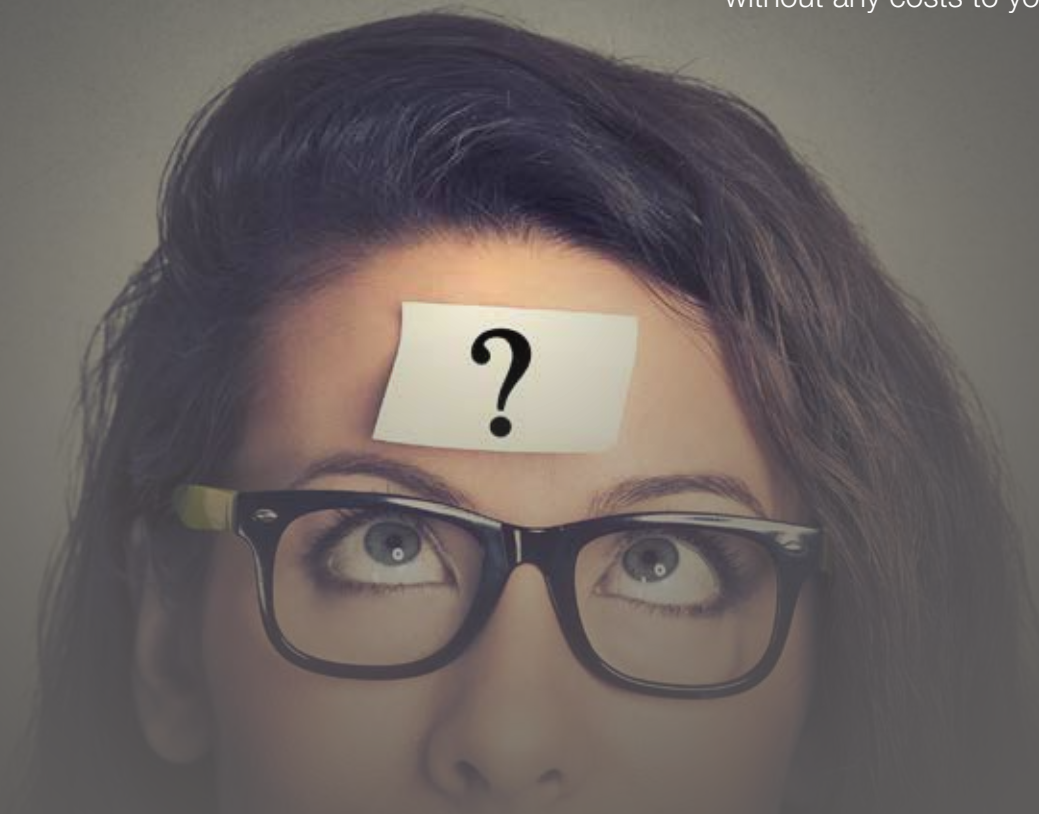
Speed

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



Sell for Free

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



Let's talk auction...

Definition of Auction Terms

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

Conditional Lots

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

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

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...

Auction
success
story



Queens Crescent, Wallsend, NE28 8DL

- Energy Rating 54E/47E
- Two Bedroom Semi Detached Bungalow
- Modernisation Required
- Popular Location

Starting Bid was **£110,000**



SOLD FOR £37.5k OVER STARTING BID!

Sold at Auction for **£147,500**



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

Auction
success
story



0%
SALES FEE

Brancepeth Close, Newton Hall, DH1 5XL

- Four Bedroom Detached Home
- Excellent Potential
- Large Plot
- Very Popular Location

Starting Bid was **£120,000**



SOLD FOR £65k OVER STARTING BID!

Sold at Auction for **£185,000**

Let's talk auction...

North East Auction

Wednesday 25th March 2020

North East Auction Index...

Lot Address	Starting Bid	Lot Address	Starting Bid
97 Alexandra Garth, Beadnell, NE67 5AQ	£320,000	37 Ebchester Court, Kingston Park, Newcastle, NE3 2QX	£80,000
55 Ann Street, Shiremoor, Newcastle, NE27 0QR	£55,000	85 Edengarth, Marden Estate, North Shields, NE30 3UJ	£170,000
27 Back Eldon Terrace, Ferryhill, DL17 0AS	£20,000	2 Edison Street, Murton, Seaham, SR7 9PH	£40,000
91 Balmoral Terrace, East Herrington, Sunderland, SR3 3PR	£225,000	72 Edward Avenue, Horden, Peterlee, SR8 4RQ	£35,000
100 Benson Road, Byker, Newcastle, NE6 2SH	£20,000	47 Edward Street, North Ormesby, Middlesbrough, TS3 6JJ	£15,000
101 Bowes Court, Blyth, NE24 1EJ	£30,000	113 Egerton Street, Sunderland, SR2 8DT	£70,000
103 Cardonnel Street, North Shields, NE29 6SW	£29,950	24 Ellison Road, Dunston, Gateshead, NE11 9TS	£145,000
77 Caroline Street, Hetton-le-Hole, Houghton Le Spring, DH5 9DE	£27,000	99 Elmwood Avenue, Wallsend, NE28 6LA	£39,999
95 Carvoran Ryton Gardens, Wallsend, NE28 7EJ	£40,000	73 Everett Street, Hartlepool, TS26 0JA	£25,000
51 Castle Terrace, Ashington, NE63 9EY	£25,000	46 Exeter Close, Ashington, NE63 9RZ	£69,950
106 Chapel Cottage Windsor Place, Shotton Colliery, Durham, DH6 2XB	£149,000	53 Finsbury Street, Middlesbrough, TS1 4JR	£35,000
11 Church House Farm West End, Shilbottle, Alnwick, NE66 2YB	£320,000	94 Former Chopwell Hotel, Derwent Street, Chopwell, NE17 7AA	£149,940
33 Church Street, Hesleden, Hartlepool, TS27 4PP	£20,000	96 Forster Avenue, Bedlington, NE22 6EW	£39,000
89 Church Street, Hesleden, Hartlepool, TS27 4PP	£34,000	28 Frederick Street, South Shields, NE33 5DY	£45,000
104 Cleasewell House, High Market, Ashington, NE63 8PD	£220,000	68 Front Street East, Haswell, Durham, DH6 2BL	£28,000
18 Cliffe Court East Parade, Whitley Bay, NE26 1PA	£99,950	76 Front Street, Camperdown, Newcastle, NE12 5UT	£80,000
25 Clifton Road, Cramlington, NE23 6TG	£49,950	102 Fuchsia Place, Newcastle, NE5 3ED	£80,000
81 Collingwood Court, Washington, NE37 3EF	£12,000	13 George Street, Haswell, Durham, DH6 2DG	£90,000
36 Coltpark Place, Cramlington, NE23 6HN	£79,950	109 Gladstone Terrace, Washington, NE37 3AW	£38,000
87 Coltsfoot Gardens, Windy Nook, Gateshead, NE10 9RE	£40,000	39 Gregson Terrace, South Hetton, Durham, DH6 2SX	£50,000
45 Coquet Street, Chopwell, Newcastle, NE17 7DA	£30,000	49 Hamilton Street, Horden, Peterlee, SR8 4NJ	£39,000
107 Cravens Cottages, Station Town, Wingate, TS28 5EQ	£29,000	65 Harbour Road, Seahouses, NE68 7RN	£220,000
56 Crown Street, Morpeth, NE61 1UL	£110,000	50 Hertford Grove, Cramlington, NE23 2FL	£80,000
80 Dawlish Close, North Shields, NE29 8QP	£75,000	63 Hessewelle Crescent, Haswell, Durham, DH6 2EH	£30,000
98 Deanham Gardens, Fenham, NE5 2JD	£340,000	32 High Pasture .Yarrow, Hexham, NE48 1BG	£230,000
4 Deneburn Terrace, Consett, DH8 8BD	£65,000	3 Highbridge, Gosforth, Newcastle, NE3 2HA	£135,000
16 Dominies Close, Rowlands Gill, NE39 1PB	£220,000	108 Hugh Avenue, Shiremoor, Newcastle, NE27 0QT	£70,000
31 East View, Wideopen, Newcastle, NE13 6EF	£70,000	84 John Street, Easington, Peterlee, SR8 3LS	£12,000
59 Eastgate, Scotland Gate, Choppington, NE62 5RU	£55,000	82 Katherine Street, Ashington, NE63 9DW	£40,000



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

Lot Address	Starting Bid	Lot Address	Starting Bid
15 Killingworth Drive, High Barnes, Sunderland, SR4 8QX	£139,000	69 Rodsley Avenue, Gateshead, NE8 4JY	£85,000
74 King Georges Road, Newbiggin-by-the-Sea, NE64 6HR	£30,000	19 Ruskin Road, Darlington, DL1 5BB	£55,000
34 Kingfisher Drive, Easington Lane, Houghton Le Spring, DH5 0GJ	£70,000	58 Seventh Street, Horden, Peterlee, SR8 4LX	£25,000
35 Kingfisher Drive, Easington Lane, Houghton Le Spring, DH5 0GJ	£70,000	83 St. Marys Crescent, Consett, DH8 8PB	£95,000
42 Laing Grove, Wallsend, NE28 0DF	£50,000	17 Station House Warkworth, Warkworth, Morpeth, NE65 0YH	£315,000
92 Land at Pemberton Road, Consett, DH8 8JN	£19,950	79 Station Road West, Trimdon Colliery, Trimdon Station, TS29 6BP	£25,000
52 Land to the back of Cooperative Terrace, Palmersville, NE12 9HH	£50,000	64 Stranton Street, Thornaby , Stockton-on-Tees, TS17 6LL	£29,000
71 Langdon Gardens, Stanley, DH9 8RR	£48,000	1 Sycamore Road, Linthorpe, Middlesbrough, TS5 6RB	£99,000
75 Lauderdale Avenue, Wallsend, NE28 9HU	£90,000	14 Sycamore Street, Ashington, NE63 0QB	£50,000
105 Leazes Court Barrack Road, Newcastle, NE4 5AY	£65,000	8 Tamworth Road, Newcastle, NE4 5AS	£90,000
114 Lighthouse View II, Dawdon Industrial Estate, Seaham, SR7 7PR	£650,000	70 Tarn Drive, Sunderland, SR2 9TL	£95,000
40 Londonderry Road, Primrose Hill, Stockton-on-Tees, TS19 0ES	£30,000	57 Tees Street, Chopwell, Newcastle, NE17 7BT	£15,000
78 Londonderry Terrace, Easington, Peterlee, SR8 3LF	£50,000	41 The Bar St. James Gate, Newcastle, NE1 4BA	£125,000
48 Marjorie Street, Cramlington, NE23 6XQ	£65,000	110 The Punch Bowl, Edmundbyers, Consett, DH8 9NL	£349,950
60 Marshall Terrace, Gilesgate, Durham, DH1 2HX	£69,000	23 Thomas Street, Easington, Peterlee, SR8 3LT	£24,000
26 Medomsley Road, Consett, DH8 5HS	£70,000	86 Tyne Gardens, Washington, NE37 2RA	£25,000
111 Mersey Street, Chopwell, Newcastle, NE17 7DF	£34,000	7 Walnut Place, Montagu Estate, Newcastle, NE3 4QS	£50,000
88 Mitchell Gardens, Harton, South Shields, NE34 6EF	£70,000	43 Waltham Close, Wallsend, NE28 8TA	£95,000
9 Moorside Crescent, Fishburn, Stockton-on-Tees, TS21 4DN	£45,000	38 West Street, Ferryhill, DL17 8JZ	£35,000
90 Mowbray Road, South Shields, NE33 3AZ	£130,000	62 Westcott Terrace, Ferryhill, ., DL17 8NS	£34,000
21 Ninth Street, Horden, Peterlee, SR8 4LZ	£30,000	6 Whitley Road, Whitley Bay, NE26 2NE	£55,000
93 Old Railway Station Whittingham, Alnwick, NE66 4RP	£340,000	54 Willerby Court, Harlow Green, Gateshead, NE9 7JF	£39,000
67 Peel Street, Sunderland, SR2 8ED	£70,000	12 Windsor Avenue, Gateshead, NE8 4NG	£110,000
112 Peel Street, Sunderland, SR2 8ED	£75,000	66 Woodhorn Drive, Choppington, NE62 5EP	£26,000
20 Ravenstone, Washington, NE37 1TA	£90,000	61 Wylam Street, Bowburn, Durham, DH6 5BD	£50,000
10 Ravensworth Street, Bedlington, NE22 7JP	£55,000	44 Yoden Road, Peterlee, SR8 5DP	£39,000
5 Riversdale, Dipwood Road, Rowlands Gill, NE39 1DA	£280,000	22 Yoden Road, Peterlee, SR8 5DU	£50,000
30 Robert Terrace, Stanley, DH9 0ER	£25,000		
29 Roberts Square, West Cornforth, Ferryhill, DL17 9JR	£25,000		

Let's talk auction...

Featured Properties

Let's talk auction...

Balmoral Terrace, Sunderland, SR3 3PR

Starting bid **£225,000**



- Three Bedrooms
- Detached Property
- Popular Location

Station House Warkworth, Morpeth, NE65 0YH

Starting bid **£315,000**



- Grade II Listed Station House Built in 1847
- Self Contained Annex Previously Used as Holiday Rental
- Unique Opportunity

St. Marys Crescent, Consett, DH8 8PB

Starting bid **£95,000**



- Three/Four Bedrooms
- Investment Potential
- Off Street Parking

Dawlish Close, North Shields, NE29 8QP

Starting bid **£75,000**



- Three Bedroom Mid Terrace House
- Quiet Location
- Updating Required



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North East Auction:
Wednesday
25th March



Kingston Park Newcastle NE13 8AF
5pm - Registration | 5:30pm - Auction Start

VIEWING SCHEDULE

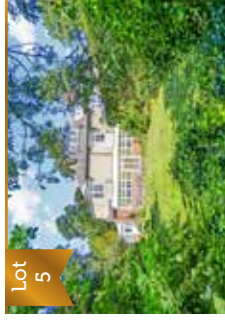
North East Auction
Wednesday 25th March 2020

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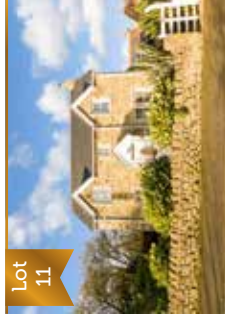
LOT	PROPERTY ADDRESS	SAT 07/03	MON 09/03	TUES 10/03	WED 11/03	THURS 12/03	FRI 13/03	SAT 14/03	MON 16/03	TUES 17/03	WED 18/03	THURS 19/03	FRI 20/03	SAT 21/03	MON 23/03	TUES 24/03	WED 25/03
1	30 Sycamore Road, Linthorpe, Middlesbrough, Cleveland, TS5 6JH			10am							10am			10am			
2	16 Edison Street, Murton, Seaham, Durham, SR7 9PH		11am					10.30am		11am				11am			
3	44 Highbridge, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 2HA				12pm				1pm			3pm					
4	10 Deneburn Terrace, Consett, Durham, DH8 8BD									12pm				1pm			10am
5	Riversdale, Ujwood Road, Rowlands Gill, Tyne and Wear, NE39 1DA																
6	76 Whitley Road, Whitley Bay, Tyne and Wear, NE26 2NE						1pm										
7	1A Walnut Place, Mountau Estate, Newcastle upon Tyne, Tyne & Wear, NE3 4GS																
8	89-91 Tamworth Road, Newcastle upon Tyne, Tyne and Wear, NE4 5AS																
9	15 Moorside Crescent, Fishburn, Stockton-on-Tees, Cleveland, TS17 4JN																
10	33 Ravensworth Street, Bedlington, Northumberland, NE22 7JP																
11	2 Church House Farm West End, Shibcliffe, Alnwick, Northumberland, NE66 2TB																
12	171-173 Windsor Avenue, Gateshead, Tyne and Wear, NE8 4NG																
13	6 George Street, Haswell, Durham, Durham, DH4 2DG																
14	256 Sycamore Street, Ashington, Northumberland, NE63 0DB																
15	78 Killingsworth Drive, High Barnes, Sunderland, Tyne and Wear, SR4 8DX																
16	50 Dominies Close, Rowlands Gill, Tyne & Wear, NE39 1PB																
17	Station House Workworth, Workworth, Morpeth, Northumberland, NE65 0YH																
18	5 Cliffe Court East Parade, Whitley Bay, Tyne and Wear, NE26 1PA																
19	20 Ruskin Road, Darlington, Durham, DL1 5BB																
20	3 Ravensstone, Washington, Tyne and Wear, NE37 1TA																
21	3 Ninth Street, Horden, Peterlee, Durham, SR8 4LZ																
22	152 Yolen Road, Peterlee, Durham, SR8 5DU																
24	13-16 Ellison Road, Dunston, Gateshead, Tyne and Wear, NE11 9TS																
25	8 Clifton Road, Cramlington, Northumberland, NE23 6TG																
26	124 Medonsley Road, Consett, Durham, DH8 5HS																
27	2 Back Eldon Terrace, Ferryhill, Durham, DL17 0AS																
28	23-25 Frederick Street, South Shields, Tyne and Wear, NE38 5DY																
29	2 Roberts Square, West Cornforth, Ferryhill, Durham, DL17 9JR																
30	4 Robert Terrace, Stanley, Durham, DH9 0ER																
31	94 East View, Wideopen, Newcastle upon Tyne, Tyne and Wear, NE13 6EF																
32	High Pasture, Yarrow, Hexham, Northumberland, NE48 1BG																
33	4 Church Street, Hestleden, Hartlepool, Durham, TS27 4PP																
34	30 Kingfisher Drive, Essington Lane, Houghton Le Spring, Tyne & Wear, DH5 0GJ																
35	32 Kingfisher Drive, Essington Lane, Houghton Le Spring, Tyne & Wear, DH5 0GJ																
36	75 Colbark Place, Cramlington, Northumberland, NE23 6HN																
37	27 Ebchester Court, Kingston Park, Newcastle upon Tyne, Tyne and Wear, NE3 2DX																
38	11 West Street, Ferryhill, Durham, DL17 8JZ																
39	4 Gregson Terrace, South Hetton, Durham, Durham, DH6 2SX																
40	95 Londonderry Road, Primrose Hill, Stockton-on-Tees, Cleveland, TS19 0ES																
41	509 The Bar St. James Gate, Newcastle upon Tyne, Tyne and Wear, NE1 4BA																
42	57 Laing Grove, Wallsend, Tyne and Wear, NE28 0DF																
43	28 Walham Close, Wallsend, Tyne and Wear, NE28 8TA																
44	89 Yolen Road, Peterlee, Durham, SR8 5JP																
45	12 Coquet Street, Chopwell, Newcastle upon Tyne, Tyne & Wear, NE17 7DA																
46	13 Ebor Close, Ashington, Northumberland, NE63 9RZ																
47	26 Edward Street, North Ormesby, Middlesbrough, Cleveland, TS3 6JJ																
48	17 Marjorie Street, Cramlington, Northumberland, NE23 6XQ																
49	11 Hamilton Street, Horden, Peterlee, Durham, SR8 4NJ																
51	44 Castle Terrace, Ashington, Northumberland, NE63 9EY																
52	Land to the back of Cooperable Terrace, Palmersville, Newcastle upon Tyne, Tyne and Wear, NE12 9HH																
53	32 Finsbury Street, Middlesbrough, Cleveland, TS1 4JR																
54	34 Willeby Court, Harlow Green, Gateshead, Tyne & Wear, NE7 7JF																
55	12b Ann Street, Shiremoor, Newcastle upon Tyne, Tyne and Wear, NE27 0OR																
56	5 Crown Street, Morpeth, Northumberland, NE61 1UL																
57	20 Iles Street, Chopwell, Newcastle upon Tyne, Tyne and wear, NE17 7BT																



Lot 1



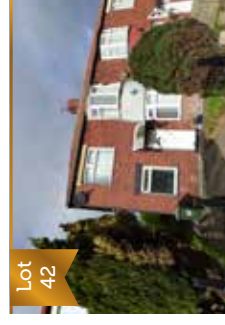
Lot 5



Lot 11



Lot 52



Lot 42

LOT	PROPERTY ADDRESS	SAT 07/03	MON 09/03	TUES 10/03	WED 11/03	THURS 12/03	FRI 13/03	SAT 14/03	MON 16/03	TUES 17/03	WED 18/03	THURS 19/03	FRI 20/03	SAT 21/03	MON 23/03	TUES 24/03	WED 25/03
58	50 Seventh Street, Harden, Peterlee, Durham, SR8 4LX										SOLD						
59	31 Eastgate, Scotland Gate, Choppington, Northumberland, NE62 5RU			5pm	11am		SOLD			11am				1:30pm			
60	27 Marshall Terrace, Gilesgate, Durham, Durham, DH1 2HK			4:30pm					5pm					12:30pm			
61	28 Wyham Street, Bowburn, Durham, Durham, DH6 5SD			2pm					4:30pm					12pm			
62	4 Westcott Terrace, Ferryhill, Durham, DL17 8NS			4pm					2pm					10am			
63	57 Hesseville Crescent, Haswell, Durham, Durham, DH6 2EH				11am				4pm					11:30am			
64	2 Stranton Street, Thornaby, Stockton-on-Tees, Cleveland, TS17 6LL						11am				11am			11am			
65	5 Harbour Road, Seahouses, Northumberland, NE68 7RN				10:30am					2:30pm				11am			
66	112 Woodhorn Drive, Choppington, Northumberland, NE62 5EP					11:30am				3:30pm					9:30am		
67	21 Peet Street, Sunderland, Tyne and Wear, SR2 8ED							1:45pm				12:30pm					
68	74 Front Street East, Haswell, Durham, Durham, DH6 2BL							11:30am									
69	63 Rousley Avenue, Gateshead, Tyne and Wear, NE3 4JY	10:30am						11:30am									
70	32 & 34 Tarn Drive, Sunderland, Tyne and Wear, SR2 9TL							11:30am						3pm			12pm
71	29 Langdon Gardens, Stanley, Durham, DH9 8RR								3pm						11:30am		11:30am
72	6 Edward Avenue, Harden, Peterlee, Durham, SR8 4RQ					12pm				4pm							
73	70 Everett Street, Hartlepool, Durham, TS26 0JA																
74	1a King Georges Road, Newbington-by-the-Sea, Northumberland, NE64 6HR			12:30pm					12:30pm					12:30pm			
75	39 Lauderdale Avenue, Wallsend, Tyne and Wear, NE28 9HU		3pm				11am							1pm			
76	14-16 Front Street, Campodown, Newcastle upon Tyne, Tyne and Wear, NE12 5JY																
77	82 Caroline Street, Hebron-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9DE				11am								2pm				
78	13 Londonderry Terrace, Easington, Peterlee, Durham, SR8 3LF						4pm										
79	36 Station Road West, Trimdon Colliery, Trimdon Station, Durham, TS29 6BP																
80	5 Dawlish Close, North Shields, Tyne and Wear, NE29 6QP			10:30am										11am			10am
82	92 Katherine Street, Ashington, Northumberland, NE63 9DW			11am			1pm		11am					11am	1pm		
83	1 St. Marys Crescent, Consett, Durham, DH8 8PB								1:30pm					1:30pm	4:30pm		10:30am
84	22 John Street, Easington, Peterlee, Durham, SR8 3LS					1:30pm			SOLD						SOLD		
85	9 Edengarth, Marden Estate, North Shields, Tyne and Wear, NE30 3UJ		SOLD														
86	72 Ynne Gardens, Washington, Tyne and Wear, NE37 2RA			SOLD						2pm							
87	73 Coltsfoot Gardens, Windy Nook, Gateshead, Tyne and Wear, NE10 9RE				2pm						10am						
88	76 Mitchell Gardens, Harrow, South Shields, Tyne and Wear, NE34 6EF					3pm											
89	11 Church Street, Hesleden, Hartlepool, Durham, TS27 4PP					2:15pm											
90	196 Mowbray Road, South Shields, Tyne and Wear, NE33 3AZ					3:30pm					10:30pm						
91	6 Balmoral Terrace, East Herrington, Sunderland, Tyne and Wear, SR3 3PR				12pm												
92	Land at Pemberton Road, Consett, County Durham, DH8 6JN																
93	Old Railway Station, Whittingham, Alnwick, Northumberland, NE66 4RP						1:15pm							2:15pm			
94	Former Chopwell Hotel, Derwent Street, Chopwell, Tyne and Wear, NE17 7AA				11am					3pm							
95	3 Carvoran Dyton Gardens, Wallsend, Tyne and Wear, NE28 7EJ	10:30am												11am			
96	6 Elmwood Avenue, Wallsend, Tyne and Wear, NE28 6JA				11:30am					11:30am				2pm			
97	Catkin Cottage, 2 Alexandra Garth, Beadnell, Northumberland, NE67 5AQ													12:30pm			
98	Solihuar Mahala Beamintham Gardens, Fenham, Tyne and Wear, NE5 2UD			3pm				11am				12pm					
99	6 Elmwood Avenue, Wallsend, Tyne and Wear, NE28 6JA	SOLD					SOLD							12:30pm			
100	190 Benson Road, Byker, Tyne and Wear, NE6 7SH							2pm						SOLD			
101	64 Bowes Court, Blyth, Northumberland, NE24 1EJ				2:30pm					1:30pm				2pm			12pm
102	102 10 Fuchsia Place, Newcastle upon Tyne, Tyne and Wear, NE5 3ED			3:30pm								12:30pm					
103	73A Cardonnel Street, North Shields, Tyne and Wear, NE5 3EW	SOLD								SOLD				11:30am			
104	Cleeswell House, High Market, Ashington, Northumberland, NE63 8PD			11:30am				10:30am									
105	6 Lazars Court Barrack Road, Newcastle upon Tyne, Tyne and Wear, NE4 5AY			2:30pm				11:30am									
106	Chapel Cottage Windsor Place, Shotton Colliery, Durham, DH6 2XB																
107	5 Cravens Cottages, Station Town, Wingate, Durham, TS28 5EQ																
108	7 Hugh Avenue, Shiremoor, Newcastle upon Tyne, Tyne and Wear, NE27 00T										5pm						
109	20 Gladstone Terrace, Washington, Tyne and Wear, NE37 3AW											3pm					
110	The Punch Bowl, Edmondbyers, Consett, County Durham, DH8 9NL		10am														
111	1 Mersey Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17 7DF								3:30pm					3:30pm			12:30pm
112	2 Peet Street, Sunderland, Tyne and Wear, SR2 8ED					11am				3pm							
113	9 Earton Street, Sunderland, Tyne and Wear, SR2 80T					12pm				4pm							
114	Lighthouse View II, Dawdon Industrial Estate, Dawdon, Seaham, County Durham, SR7 7PR								9am				4:30pm				

Lot
44

Lot
57

Lot
66

Lot
83

Lot
94

PLEASE ARRIVE PROMPTLY FOR VIEWINGS. AS THE ALLOTTED TIMES ARE LIMITED TO 20 MINUTES ONLY. THE VIEWING SCHEDULE IS CORRECT AT THE TIME OF GOING TO PRINT. WE CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY CHANGES WHICH OCCUR DUE TO A PROPERTY BEING WITHDRAWN/SOLD PRIOR OR CANCELLED FOR ANY REASON. FOR VIEWINGS ON ANY OTHER PROPERTIES CONTACT THE AUCTION TEAM ON 0191 737 1152.

North East Auction

Wednesday 25th March 2020



Sycamore Road, Linthorpe, TS5 6RB

- Detached Bungalow
- Two Bedrooms
- Gas Central Heating
- Garden
- Detached Garage

Lot
1

EPC - E

Unconditional

Starting Bid £99,000

CALL TO VIEW: 01642 210132 | Teesside Office



Edison Street, Murton, SR7 9PH

- Two Double Bedrooms
- Mid Terraced Property
- Gas Central Heating & Double Glazing
- Combi Boiler
- Close To The Dalton Park Shopping & Leisure Complex

Lot
2

EPC - C

Unconditional

Starting Bid £40,000

CALL TO VIEW: 0191 5183521 | Peterlee



Highbridge, Gosforth, NE3 2HA

- Two Bedrooms
- Top Floor Apartment
- Gosforth Location
- Parking Bay to the Rear
- Currently Tenanted at £9,000 PA
- 48 Highbridge Sold for £188,000 in 2019

Lot
3

EPC - C

Unconditional

Starting Bid £135,000

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



Deneburn Terrace, Consett, DH8 8BD

- Three Bedrooms
- Large Front & Rear Garden
- Off Street Parking
- Investment Property
- Currently Tenanted at £5,700 PA
- 2 Deneburn Terrace Sold for £90,000 in 2015

Lot
4

EPC - E

Unconditional

Starting Bid £65,000

CALL TO VIEW: 01207 508262 | Consett



Dipwood Road, Rowlands Gill, NE39 1DA

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

Lot
5

EPC - D

Unconditional

Starting Bid £280,000

CALL TO VIEW: 0191 477 5116 | Whickham



Whitley Road, Whitley Bay, NE26 2NE

- Ground Floor A1 Retail Unit
- NIA 83.95sqm (904sqft)
- Suitable for a Variety of Uses (STPP)
- Kitchen & W.C. facilities
- Long Leasehold (999y from 2006)
- Sold With Vacant Possession

Lot
6

EPC -

Unconditional

Starting Bid £55,000

CALL TO VIEW: 0191 737 1154 | Commercial

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Walnut Place, Montagu Estate, NE3 4QS

- Bungalow
- One Bedroom
- Double Glazing & Gas Central Heating
- Gardens Front & Rear
- Off-Street Parking
- EPC Rating C

Lot
7

EPC - C

Unconditional

Starting Bid £50,000

CALL TO VIEW: 0191 2303365 | Gosforth



Tamworth Road, Newcastle upon Tyne, NE4 5AS

- Two Storey Terraced Property
- B1 Office Use Class
- Planning Permission Conditionally Granted
- For Change of Use to 2no. C3 Flats
- Ideal Area for Residential Investment
- Freehold Title

Lot
8

EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

CALL TO VIEW: 0191 737 1154 | Commercial



Moorside Crescent, Fishburn, TS21 4DN

- Semi Detached Property
- Two Bedrooms
- Driveway & Garage
- Front, Rear & Side Gardens
- Generous Corner Plot
- No Chain

Lot
9

EPC - F

Unconditional Reservation Fee

Starting Bid £45,000

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**



Ravensworth Street, Bedlington, NE22 7JP

- Terraced House
- Two Reception Rooms
- Three Bedrooms
- Off Street Parking
- Garden
- 34 Ravensworth Sold for £81,000 in 2018

Lot
10

EPC - E

Unconditional

Starting Bid £55,000

CALL TO VIEW: 01670 568097 | Bedlington



West End, Shilbottle, NE66 2YB

- Spacious Stone Built Cottage
- Good Transport Links
- Fabulous Family Home
- Alternate Use Potential
- Converted Garage
- Superbly Presented

Lot
11

EPC - C

Unconditional

Starting Bid £320,000

CALL TO VIEW: 01670 568099 | Morpeth



Windsor Avenue, Gateshead, NE8 4NG

- Pair of Flats
- Three Bedroom Upper Flat
- Two Bedroom Ground Floor Flat
- Central Heating
- Double Glazed
- Potential for Conversion

Lot
12

EPC - D

Unconditional

Starting Bid £110,000

CALL TO VIEW: 0191 4878898 | Low Fell

Let's talk auction...

North East Auction

Wednesday 25th March 2020



George Street, Haswell, DH6 2DG

Lot
13

- Extended Detached House
- Three Bedrooms
- Snug Extension with Log Burner
- Garage, Utility & Downstairs W/C
- Large Kitchen Diner with Open Fire
- Large Four Piece Family Bathroom

EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

CALL TO VIEW: 0191 5183521 | Peterlee



Sycamore Street, Ashington, NE63 0QB

Lot
14

- Two Bedrooms
- Terraced Property
- Close To Local Amenities
- Recently Refurbished
- Excellent Transport Links
- Potential Rental Income £4,800 PA

EPC -

Unconditional

Starting Bid £50,000

CALL TO VIEW: 01670 568096 | Ashington



Killingworth Drive, High Barnes, SR4 8QX

Lot
15

- Semi Detached House
- Three Bedrooms
- Garage & Driveway
- Vacant - No Upper Chain
- Popular Location In Sunderland
- 105 Killingworth Drive - Sold £180,000 2017

EPC - D

Unconditional Reservation Fee

Starting Bid £139,000

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



Dominies Close, Rowlands Gill, NE39 1PB

- Four Bedrooms
- Detached House
- Situated in the Popular Village of Rowlands Gill
- Gardens to Three Sides
- En-suite to Master
- Close to Local Amenities

Lot
16

EPC - D

Unconditional

Starting Bid £220,000

CALL TO VIEW: 0191 477 5116 | Whickham



Station House Warkworth, Warkworth, NE65 0YH

- Grade II Listed Former Train Station
- Unique Opportunity
- A Large Amount of Period Features
- Stunning Family Home
- Self Contained Annexe Previously Used as a Holiday Let
- Located in the Northumberland Countryside Close to Warkworth

Lot
17

EPC -

Unconditional

Starting Bid £315,000

CALL TO VIEW: 01665 604193 | Alnwick



East Parade, Whitley Bay, NE26 1PA

- Top Floor Apartment
- Exceptional Sea Views
- Private Outside Space
- Refurbishment Required
- Long Leasehold - Peppercorn

Lot
18

EPC - G

Unconditional

Starting Bid £99,950

CALL TO VIEW: 0191 2531301 | Whitley Bay

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Ruskin Road, Darlington, DL1 5BB

- Three Bedrooms
- Terrace House
- Separate Dining Room
- Kitchen
- Outbuildings

Lot
19

EPC - C

Unconditional Reservation Fee

Starting Bid £55,000

CALL TO VIEW: 01642 210132 | Teesside Office



Ravenstone, Washington, NE37 1TA

- Three Bedrooms
- Mid Terraced
- Modern Refitted Kitchen
- Double Glazing & Gas Central Heating
- Paved Front & Rear
- 11 Ravenstone Sold for £130,000 in 2016

Lot
20

EPC - C

Unconditional

Starting Bid £90,000

CALL TO VIEW: 0191 4154467 | Washington



Ninth Street, Horden, SR8 4LZ

- Two Bedrooms
- Terraced Property
- Ready To Move In To
- No Chain

Lot
21

EPC -

Unconditional

Starting Bid £30,000

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**



Yoden Road, Peterlee, SR8 5DU

Lot
22

- Three Bed Semi Detached Property
- Gas Central Heating & Double Glazing
- Large Rear Garden & Side Yard
- Achievable Rent Of £550pcm
- Potential To Extend
- 150 Yoden Road Sold For £91,000

EPC - C

Unconditional Reservation Fee

Starting Bid £50,000

CALL TO VIEW: 0191 5183521 | Peterlee



Thomas Street, Easington, SR8 3LT

Lot
23

- Three Bedrooms
- Terraced Property
- Priced To Sell
- Double Glazed Windows & Gas Central Heating
- Vacant - No Upper Chain
- Achievable Rental Yield 12%+

EPC -

Unconditional

Starting Bid £24,000

CALL TO VIEW: 0191 5183521 | Peterlee



Ellison Road, Dunston, NE11 9TS

Lot
24

- Single Storey Detached Premises
- A1 Retail Use With Office Space
- Tenanted Investment
- Let for £15,000 PA
- Large Glass Window Frontage
- Electric Roller Shutters

EPC -

Unconditional

Starting Bid £145,000

CALL TO VIEW: 0191 737 1154 | Commercial

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Clifton Road, Cramlington, NE23 6TG

- Ground Floor Retail
- Central Location
- Staff Facilities
- Leasehold (199y from 1969)
- Window Frontage

Lot
25

EPC -

Unconditional Reservation Fee

Starting Bid £49,950

CALL TO VIEW: 0191 737 1154 | Commercial



Medomsley Road, Consett, DH8 5HS

- Three Bedroom Terraced Property
- Garage
- Great Location
- Buy to Let Potential
- 106 Medomsley Road Sold for £120,000 in 2018

Lot
26

EPC - D

Unconditional

Starting Bid £70,000

CALL TO VIEW: 01207 508262 | Consett



Back Eldon Terrace, Ferryhill, DL17 0AS

- Terraced Property
- Two Bedrooms
- Ideal First Time Buy or Investment
- Refurbishment Required
- Potential Rental Income of £3,600 P.A.
- 2 Back Eldon Terrace Sold for £29,500 in 2018

Lot
27

EPC - D

Unconditional

Starting Bid £20,000

CALL TO VIEW: 0191 3832133 | Durham City



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



Frederick Street, South Shields, NE33 5DY

- Two Storey, Three Floor Building
- Freehold Title
- Ground Floor Retail
- Central Location
- First & Second Floor Storage
- For Sale with Vacant Possession

Lot
28

EPC -

Unconditional Reservation Fee

Starting Bid £45,000

CALL TO VIEW: 0191 737 1154 | Commercial



Roberts Square, West Cornforth, DL17 9JR

- Terraced Property
- Three Bedrooms
- Refitted Kitchen
- Close to Shops & Local School
- Open Plan Lounge & Dining Room
- 4 Roberts Square Sold for £31,250 in 2015

Lot
29

EPC - E

Unconditional

Starting Bid £25,000

CALL TO VIEW: 0191 3832133 | Durham City



Robert Terrace, Stanley, DH9 0ER

- Terraced Property
- Two Bedrooms
- Courtyard To The Rear
- Gas Central Heating
- Currently Tenanted at £95 Per Week
- 10 Robert Terrace Sold for £67,000

Lot
30

EPC - D

Unconditional

Starting Bid £25,000

CALL TO VIEW: 01207 508262 | Consett

Let's talk auction...

North East Auction

Wednesday 25th March 2020



East View, Wideopen, NE13 6EF

- Lower Flat
- Two Double Bedrooms
- Double Glazing
- Gas Central Heating
- Potential Rental Income of £6,300 PA
- 90 East View Sold for £100,000 in 2018

Lot
31

EPC - D

Unconditional

Starting Bid £70,000

CALL TO VIEW: 0191 2303365 | Gosforth



High Pasture, Yarrow, NE48 1BG

- Detached Colt Built Timber Framed House
- Delightful Views Across National Park Land
- Open Plan Lounge & Dining Room
- Fitted Kitchen
- Bathroom with Shower & WC
- Three Bedrooms

Lot
32

EPC - E

Unconditional

Starting Bid £230,000

CALL TO VIEW: 01434 605376 | Hexham



Church Street, Hesleden, TS27 4PP

- Two Bedrooms
- Mid Terraced Property
- Priced To Sell
- Modern Kitchen, Windows & Combi Boiler
- Achievable Rental Yield 10.18%
- 5 Church Street Sold for £67,000 in 2018

Lot
33

EPC - C

Unconditional Reservation Fee

Starting Bid £20,000

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



Kingfisher Drive, Easington Lane, DH5 0GJ

- Stunning Modern Home
- No Onward Chain
- Double Bedrooms
- Rural Location
- Open Plan Living Accommodation
- 14 Kingfisher Drive Sold for £157,500 in 2018

Lot
34

EPC - C

Unconditional

Starting Bid £70,000

CALL TO VIEW: 0191 5120933 | Houghton



Kingfisher Drive, Easington Lane, DH5 0GJ

- Two Bedrooms
- Modern Starter Home
- Popular Residential Location
- Generous Bedrooms
- Open Plan living Accommodation
- 14 Kingfisher Drive Sold for £157,500

Lot
35

EPC - C

Unconditional

Starting Bid £70,000

CALL TO VIEW: 0191 5120933 | Houghton



Coltpark Place, Cramlington, NE23 6HN

- Three Bedrooms
- Terraced Property
- Two Reception Rooms
- Gas central heating & Double Glazing
- Utility/Storage Area
- 91 Coltpark Place Sold for £111,000 in 2017

Lot
36

EPC - C

Unconditional

Starting Bid £79,950

CALL TO VIEW: 01670 568098 | Cramlington

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Ebchester Court, Kingston Park, NE3 2QX

- Two Bedroom Upper Flat
- Gas Central Heating
- Garage
- Viewing Recommended
- Extended Lease

Lot
37

EPC - C

Conditional

Starting Bid £80,000

CALL TO VIEW: 0191 2725880 | West Road



West Street, Ferryhill, DL17 8JZ

- Terraced Property
- Two Bedrooms
- Close to Town Centre & Transport Links
- Just off A167 good comuter links
- Close to Local School
- Current Rental Income of £4,200 PA

Lot
38

EPC - D

Unconditional

Starting Bid £35,000

CALL TO VIEW: 0191 3832133 | Durham City



Gregson Terrace, South Hetton, DH6 2SX

- Large One Bedroom Bungalow
- Front Lawned Garden
- Lounge & Conservatory
- Vacant No Upper Chain
- Semi Rural Location
- 6 Gregson Terrace Sold for £70,750 in 2017

Lot
39

EPC - D

Unconditional Reservation Fee

Starting Bid £50,000

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



Londonderry Road, Primrose Hill, TS19 0ES

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Yard to Rear
- On Street Parking
- 67 Londonderry Road Sold for £50,000 in 2018

Lot
40

EPC - E

Unconditional

Starting Bid £30,000

CALL TO VIEW: 01642 210132 | Teesside Office



St. James Gate, Newcastle upon Tyne, NE1 4BA

- City Centre Apartment
- Two Bedrooms
- Master En-Suite
- Situated on Fifth Floor
- Secure Parking Bay
- Potential Rental Income £10,200 PA

Lot
41

EPC - C

Unconditional

Starting Bid £125,000

CALL TO VIEW: 0191 737 1154 | Commercial



Laing Grove, Wallsend, NE28 0DF

- Upper Flat
- Two Bedrooms
- Private Garden
- Great Location
- 89 Laing Grove Sold for £99,500 in 2019

Lot
42

EPC -

Unconditional Reservation Fee

Starting Bid £50,000

CALL TO VIEW: 0191 2345681 | Wallsend

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Waltham Close, Wallsend, NE28 8TA

- Three Bedrooms
- Great Location
- Close To Local Amenities
- Good Bus Services
- No Upper Chain
- 30 Waltham Avenue Sold for £114,000 in 2017

Lot
43

EPC - C

Unconditional Reservation Fee

Starting Bid £95,000

CALL TO VIEW: 0191 2345681 | Wallsend



Yoden Road, Peterlee, SR8 5DP

- Semi Detached Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- 73 Yoden Road Sold for £59,000

Lot
44

EPC - F

Unconditional

Starting Bid £39,000

CALL TO VIEW: 0191 5183521 | Peterlee



Coquet Street, Chopwell, NE17 7DA

- Terraced Property
- Three Bedrooms
- Close to Local School & Shops
- Tenanted Investment £4,200 PA
- 12 Coquet Street Sold for £50,000 in 2015

Lot
45

EPC - D

Unconditional

Starting Bid £30,000

CALL TO VIEW: 0191 477 5116 | Whickham



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



Exeter Close, Ashington, NE63 9RZ

- Three Bedrooms
- Priced to Sell
- Double Glazing
- Spacious Semi Detached House
- Ideal First Time Buy / Investment
- Gas Central Heating

Lot
46

EPC - C

Unconditional

Starting Bid £69,950

CALL TO VIEW: 01670 568096 | Ashington



Edward Street, North Ormesby, TS3 6JJ

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

Lot
47

EPC - G

Unconditional Reservation Fee

Starting Bid £15,000

CALL TO VIEW: 01642 210132 | Teesside Office



Marjorie Street, Cramlington, NE23 6XQ

- In Need of Refurbishment
- Spacious Three Bedroom Home
- Two Reception Rooms
- Fantastic Rental Potential
- Good Location Near Cramlington Nature Reserve
- 22 Marjorie Street Sold for £94,000

Lot
48

EPC - E

Unconditional Reservation Fee

Starting Bid £65,000

CALL TO VIEW: 01670 568098 | Cramlington

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Hamilton Street, Horden, SR8 4NJ

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- Current Rental Income of £4,740 PA
- 18 Hamilton Street Sold for £50,000 in 2018

Lot
49

EPC - D

Unconditional

Starting Bid £39,000

CALL TO VIEW: 0191 5183521 | Peterlee



Hertford Grove, Cramlington, NE23 2FL

- Three Double Bedrooms
- Fantastic Refurbishment Opportunity
- Garage & Double Driveway
- Garden
- Popular Location
- 18 Hertford Grove Sold for £97,500 in 2017

Lot
50

EPC -

Unconditional

Starting Bid £80,000

CALL TO VIEW: 01670 568098 | Cramlington



Castle Terrace, Ashington, NE63 9EY

- Ideal First Time Buy / Investment
- Requires Full Refurb
- Huge Potential
- Three / Four Bedrooms
- Spacious Accommodation
- 46 Castle Terrace Sold for £70,000 in 2018

Lot
51

EPC -

Unconditional Reservation Fee

Starting Bid £25,000

CALL TO VIEW: 01670 568098 | Ashington



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



Cooperative Terrace, Palmersville, NE12 9HH

- Development Site for Sale
- Planning Permission Granted
- Erection of 2no. Two Bedroom Bungalows
- Established Residential Area
- Excellent Location
- Freehold Title

Lot
52

EPC -

Unconditional Reservation Fee

Starting Bid £50,000

CALL TO VIEW: 0191 737 1154 | Commercial



Finsbury Street, Middlesbrough, TS1 4JR

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

Lot
53

EPC - D

Unconditional

Starting Bid £35,000

CALL TO VIEW: 01642 210132 | Teesside Office



Willerby Court, Harlow Green, NE9 7JF

- Apartment
- Two Bedrooms
- Secure Entrance System
- Upgraded Double Glazing
- Chain Free
- 3 Willerby Court Sold for £46,000 in 2019

Lot
54

EPC - C

Unconditional

Starting Bid £39,000

CALL TO VIEW: 0191 4878898 | Low Fell

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Ann Street, Shiremoor, NE27 0QR

- Upper Flat
- Two Bedrooms
- Popular Location
- Fantastic Local Amenities
- Some Updating Required
- 16a Ann Street Sold for £95,500 in 2019

Lot
55

EPC - D

Unconditional

Starting Bid £55,000

CALL TO VIEW: 0191 2531301 | Whitley Bay



Crown Street, Morpeth, NE61 1UL

- Extended Terraced Property
- Three Bedrooms
- Well Presented Throughout
- Low Maintenance Garden
- Driveway

Lot
56

EPC - D

Unconditional

Starting Bid £110,000

CALL TO VIEW: 01670 568099 | Morpeth



Tees Street, Chopwell, NE17 7BT

- Terraced Property
- One Bedroom
- Situated in Chopwell
- Close to Local Amenities
- Excellent Transport Links
- 11 Tees Street Sold for £50,000 in 2019

Lot
57

EPC - D

Unconditional Reservation Fee

Starting Bid £15,000

CALL TO VIEW: 0191 477 5116 | Whickham



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



Seventh Street, Horden, SR8 4LX

- Terraced Property
- Two Bedrooms
- Close To Local Amenities
- Excellent Transport Links
- Tenanted Investment Generating £4,584 PA
- 61 Seventh Street Sold for £34,000 in 2019

Lot
58

EPC - C

Unconditional

Starting Bid £25,000

CALL TO VIEW: 0191 5183521 | Peterlee



Eastgate, Scotland Gate, NE62 5RU

- Semi Detached Property
- Three Bedrooms
- Gardens Front & Rear
- Recently Refurbished
- Off Street Parking

Lot
59

EPC - C

Unconditional

Starting Bid £55,000

CALL TO VIEW: 01670 568097 | Bedlington



Marshall Terrace, Gilesgate, DH1 2HX

- Terraced Property
- Two Bedrooms
- Fantastic Potential Rental Investment
- Would Suit Buy-to-Let Investor or FTB
- Superb Gilesgate Location
- 35 Marshall Terrace Sold for £145,000

Lot
60

EPC - D

Unconditional

Starting Bid £69,000

CALL TO VIEW: 0191 3832133 | Durham City

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Wylam Street, Bowburn, DH6 5BD

Lot
61

- Terraced Property
- Three Bedrooms
- Ideal First Time Buy and/or Investment
- Priced To Sell
- Popular Location
- 6 Wylam Street sold for £77,500 in 2019

EPC - E

Unconditional

Starting Bid £50,000

CALL TO VIEW: 0191 3832133 | Durham City



Westcott Terrace, Ferryhill, DL17 8NS

Lot
62

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

EPC - D

Conditional

Starting Bid £34,000

CALL TO VIEW: 0191 3832133 | Durham City



Hessewelle Crescent, Haswell, DH6 2EH

Lot
63

- 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 - D

Unconditional

Starting Bid £30,000

CALL TO VIEW: 0191 3832133 | Durham City



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



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
64

EPC - D

Unconditional

Starting Bid £29,000

CALL TO VIEW: 01642 210132 | Teesside Office



Harbour Road, Seahouses, NE68 7RN

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

Lot
65

EPC - F

Unconditional

Starting Bid £220,000

CALL TO VIEW: 01665 604193 | Alnwick



Woodhorn Drive, Choppington, NE62 5EP

- First Floor Apartment
- 80 Years Remaining on Lease
- Double Glazed
- Ideal Investment Opportunity
- Close to Local Amenities
- Rental Income £4,200 PA

Lot
66

EPC - D

Unconditional

Starting Bid £26,000

CALL TO VIEW: 01670 568099 | Morpeth

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Peel Street, Sunderland, SR2 8ED

- 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

Lot
67

EPC -

Unconditional Reservation Fee

Starting Bid £70,000

CALL TO VIEW: 0191 737 1154 | Commercial



Front Street East, Haswell, DH6 2BL

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

Lot
68

EPC - D

Unconditional Reservation Fee

Starting Bid £28,000

CALL TO VIEW: 0191 5183521 | Peterlee



Rodsley Avenue, Gateshead, NE8 4JY

- Maisonette
- Four Bedrooms
- Gas Central Heating & Double Glazing
- Kitchen & Bathroom
- Separate Rear Enclosed Yard.
- 75 Rodsley Avenue Sold for £104,000 in 2019

Lot
69

EPC - E

Unconditional Reservation Fee

Starting Bid £85,000

CALL TO VIEW: 0191 4878898 | Low Fell



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Tarn Drive, Sunderland, SR2 9TL

- Pair of Flats
- Fantastic Investment Opportunity
- Additional Loft Space for Further Bedroom
- Close to Local Amenities
- Potential Combined Rental Income of £9,600 PA
- 40 Tarn Drive Sold for £60,000 in 2015

Lot
70

EPC - C

Unconditional Reservation Fee

Starting Bid £95,000

CALL TO VIEW: 0191 5143929 | Sunderland



Langdon Gardens, Stanley, DH9 8RR

- Semi Detached
- Three Bedrooms
- Well Presented
- High Demand for Rentals in Area
- Modern Kitchen

Lot
71

EPC - C

Conditional

Starting Bid £48,000

CALL TO VIEW: 01207 508262 | Consett



Edward Avenue, Horden, SR8 4RQ

- Terraced Property
- Two Bedrooms
- Perfect Investment Opportunity
- Garage
- Achievable Rental Return £500 PCM
- 10 Edward Avenue Sold for £74,000 in 2019

Lot
72

EPC - E

Unconditional Reservation Fee

Starting Bid £35,000

CALL TO VIEW: 0191 5183521 | Peterlee

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Everett Street, Hartlepool, TS26 0JA

- Three Bedrooms
- Terraced House
- Potential Rental Income £4,800 PA
- 77 Everett Street Sold for £88,000 in 2018

Lot
73

EPC - D

Unconditional

Starting Bid £25,000

CALL TO VIEW: 0191 5183521 | Peterlee



King Georges Road, Newbiggin-by-the-Sea, NE64 6HR

- End Of Terrace
- Three Bedrooms
- Detached Garage
- Expected Rental income £5700 PA
- 11a King Georges Road Sold for £52,000 in 2019

Lot
74

EPC -

Unconditional Reservation Fee

Starting Bid £30,000

CALL TO VIEW: 01670 568096 | Ashington



Lauderdale Avenue, Wallsend, NE28 9HU

- Semi Detached Property
- Two Bedrooms
- Close To Local Amenities
- Good Transport Links
- 45 Lauderdale Avenue Sold for £125,000 in 2019

Lot
75

EPC - D

Unconditional Reservation Fee

Starting Bid £90,000

CALL TO VIEW: 0191 2345681 | Wallsend



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Front Street, Camperdown, NE12 5JT

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

Lot
76

EPC -

Unconditional

Starting Bid £80,000

CALL TO VIEW: 0191 737 1154 | Commercial



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

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

Lot
77

EPC - D

Unconditional Reservation Fee

Starting Bid £27,000

CALL TO VIEW: 0191 5120933 | Houghton



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
78

EPC - E

Unconditional

Starting Bid £50,000

CALL TO VIEW: 0191 5183521 | Peterlee

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Station Road West, Trimdon Colliery, TS29 6BP

- Terraced Property
- Two Bedrooms
- Close to Local Amenities
- Good Transport Links
- Current Rental Income of £4,200 PA
- No. 33 Station Road West Sold for £36,000 in 2017

Lot
79

EPC - E

Unconditional

Starting Bid £25,000

CALL TO VIEW: 0191 3832133 | Durham City



Dawlish Close, North Shields, NE29 8QP

- Three Bedroom Mid Terrace House
- Quiet Location
- Updating Required
- Gardens Front & Rear
- Close to Transport Links
- 17 Dawlish Close Sold for £107,000 in 2012

Lot
80

EPC -

Unconditional

Starting Bid £75,000

CALL TO VIEW: 0191 2960696 | North Shields



Collingwood Court, Washington, NE37 3EF

- Apartment
- One Bedroom
- Secure Entry System
- Close to Local Amenities
- Good Transport Links
- 126 Collingwood Road Sold for £24,000 in 2019

Lot
81

EPC - D

Unconditional

Starting Bid £12,000

CALL TO VIEW: 0191 4154467 | Washington



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



Katherine Street, Ashington, NE63 9DW

Lot
82

- Two Bedroom Terraced
- Yard to Rear & Garden to Front
- Close to Local Amenities
- Ideal Investment Opportunity
- Potential Rental Income £4,800 PA
- 106 Katherine Street Sold for £58,000 in 2016

EPC -

Unconditional Reservation Fee

Starting Bid £40,000

CALL TO VIEW: 01670 568096 | Ashington



St. Marys Crescent, Consett, DH8 8PB

Lot
83

- Three/Four Bedrooms
- Investment Potential
- Off Street Parking
- Garage
- Large Rear Garden
- 25 St Marys Crescent Sold for £125,000 in 2018

EPC -

Unconditional

Starting Bid £95,000

CALL TO VIEW: 01207 508262 | Consett



John Street, Easington, SR8 3LS

Lot
84

- Perfect Investment
- Two Bedrooms
- Perfect Investment
- Potential Rental Income £4,500 PA
- 14 John Street Sold for £35,000 in 2018
- No.10 John Street Sold for £24,500 in 2015

EPC - D

Unconditional Reservation Fee

Starting Bid £12,000

CALL TO VIEW: 0191 5183521 | Peterlee

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Edengarth, Marden Estate, North Shields, NE30 3UJ

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

Lot
85

EPC - D

Unconditional

Starting Bid £170,000

CALL TO VIEW: 0191 2531301 | Whitley Bay



Tyne Gardens, Washington, NE37 2RA

- Two Double Bedrooms
- End Terrace
- Front Garden
- Rear Yard
- Great Investment
- 37 Tyne Gardens Sold for £67,000 in 2013

Lot
86

EPC - D

Unconditional Reservation Fee

Starting Bid £25,000

CALL TO VIEW: 0191 4154467 | Washington



Coltsfoot Gardens, Windy Nook, NE10 9RE

- Two bedroom
- Apartment
- Situated in Windy nook
- Close to local amenities
- Excellent Transport links
- 73 Coltsfoot Gardens Sold for £62,500 in 2010

Lot
87

EPC - C

Unconditional Reservation Fee

Starting Bid £40,000

CALL TO VIEW: 0191 477 5116 | Whickham



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Mitchell Gardens, Harton, NE34 6EF

Lot
88

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

EPC - C

Unconditional

Starting Bid £70,000

CALL TO VIEW: 0191 4540488 | South Shields



Church Street, Hesleden, TS27 4PP

Lot
89

- Mid Terraced Cottage
- Two Bedrooms
- Double Glazed Windows & Gas Central Heating
- Achievable Rental Yield 11%
- Village Location
- 5 Church Street Sold for £67,000 in 2018

EPC - C

Unconditional Reservation Fee

Starting Bid £34,000

CALL TO VIEW: 0191 5183521 | Peterlee



Mowbray Road, South Shields, NE33 3AZ

Lot
90

- Terraced Property
- Four Bedroom
- Double Glazed
- Close To Coast
- Workshop
- Sought After area

EPC -

Unconditional Reservation Fee

Starting Bid £130,000

CALL TO VIEW: 0191 4540488 | South Shields

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Balmoral Terrace, East Herrington, SR3 3PR

- Detached Property
- Three Bedrooms
- Popular Location
- Garage
- EPC Rating - D
- No. 5 Sold for £320,000 in 2019

Lot
91

EPC - D

Unconditional

Starting Bid £225,000

CALL TO VIEW: 0191 4154467 | Washington



Pemberton Road, Consett, DH8 8JN

- Land Site for Sale
- Site Area 14,488.05sqft
- Great Access Routes
- Potential for Development (STPP)
- Freehold Title

Lot
92

EPC -

Unconditional Reservation Fee

Starting Bid £19,950

CALL TO VIEW: 0191 737 1154 | Commercial



Whittingham, Alnwick, NE66 4RP

- Grade II Listed Period Property
- As Seen on Tv - George Clarke Restoration Man
- Whittingham Station Built in 1887
- Work Needs to Be Completed on This Property
- Large Glass Extension

Lot
93

EPC -

Unconditional Reservation Fee

Starting Bid £340,000

CALL TO VIEW: 0191 737 1152 | North East Auction



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Derwent Street, Chopwell, NE17 7AA

- Prominent Two Storey Corner Property
- Freehold Title
- Planning Permission Granted
- For 'Change of Use to Ten Assisted Living Units'
- NIA 366.92sqm (3,949sqft)

Lot
94

EPC -

Unconditional Reservation Fee

Starting Bid £149,940

CALL TO VIEW: 0191 737 1154 | Commercial



Carvoran, Ryton Gardens, Wallsend, NE28 7EJ

- Two Bedrooms
- Ground Floor Apartment
- Currently Tenanted at £4,680 PA
- Good Transport Links
- 5 Vindolanda Sold for £53,000 in 2016

Lot
95

EPC -

Unconditional

Starting Bid £40,000

CALL TO VIEW: 0191 2345681 | Wallsend



Forster Avenue, Bedlington, NE22 6EW

- Upper Flat
- Two Bedrooms
- Spacious Lounge
- Convenient Location
- Potential Rental Income £4,000 PA
- 29 Forster Drive Sold for £48,000

Lot
96

EPC - C

Unconditional Reservation Fee

Starting Bid £39,000

CALL TO VIEW: 01670 568097 | Bedlington

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Alexandra Garth, Beadnell, NE67 5AQ

- 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

Lot
97

EPC - E

Unconditional

Starting Bid £320,000

CALL TO VIEW: 01665 604193 | Alnwick



Deanham Gardens, Fenham, NE5 2JD

- Seven Bedroom House
- Five Reception Rooms
- Viewing Recommended
- Stone Built Former Farmhouse
- Requires Some Updating
- Easy Access to City Centre

Lot
98

EPC - F

Unconditional

Starting Bid £340,000

CALL TO VIEW: 0191 2725880 | West Road



Elmwood Avenue, Wallsend, NE28 6LA

- Energy Rating 64D/60D
- Ground Floor Flat
- Well Presented
- Excellent Transport Links
- 7 Elmwood Avenue Sold for £85,000 in 2008

Lot
99

EPC - D

Unconditional

Starting Bid £39,999

CALL TO VIEW: 0191 2345681 | Wallsend



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Benson Road, Byker, NE6 2SH

- Terraced House
- Three Bedrooms
- Requires Full Refurbishment
- Empty Home Grant May Apply
- Ideal Investment Opportunity
- 174 Benson Road Sold for £57,000 in 2019

Lot
100

EPC - G

Unconditional

Starting Bid £20,000

CALL TO VIEW: 0191 737 1154 | Commercial



Bowes Court, Blyth, NE24 1EJ

- Upper Flat
- Two Bedrooms
- Requires Refurbishment
- Ideal Investment
- No. 64 Bowes Court Sold for £34.5k in 2014

Lot
101

EPC - C

Unconditional

Starting Bid £30,000

CALL TO VIEW: 01670 369000 | Blyth



Fuchsia Place, Newcastle upon Tyne, NE5 3ED

- Three Bedroom Semi Detached House
- Gas Central Heating
- Some Works Required
- Garage
- Potential Rental Income £7,800 PA

Lot
102

EPC -

Unconditional Reservation Fee

Starting Bid £80,000

CALL TO VIEW: 0191 2725880 | West Road



Let's talk auction...

North East Auction

Wednesday 25th March 2020



Cardonnel Street, North Shields, NE29 6SW

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

Lot
103

EPC - D

Unconditional

Starting Bid £29,950

CALL TO VIEW: 0191 2960696 | North Shields



High Market, Ashington, NE63 8PD

- End Terrace House
- Four Bedrooms
- Very Spacious Accommodation
- Huge Potential
- Neighbouring Property Sold for £270,000 in 2012
- EPC Rating D

Lot
104

EPC - D

Unconditional

Starting Bid £220,000

CALL TO VIEW: 01670 568096 | Ashington



Barrack Road, Newcastle upon Tyne, NE4 5AY

- Spacious One Bedroom Apartment
- City Centre Location
- Large Living Room
- Off Street Parking
- Communal Garden/Grounds
- 15 Leazes Court Sold For £112,000 in 2014

Lot
105

EPC - C

Unconditional

Starting Bid £65,000

CALL TO VIEW: 0191 2725880 | West Road



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Chapel Cottage, Windsor Place, Shotton Colliery, DH6 2XB

Lot
106

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

EPC - C

Unconditional Reservation Fee

Starting Bid £149,000

CALL TO VIEW: 0191 5183521 | Peterlee



Cravens Cottages, Station Town, TS28 5EQ

Lot
107

- Terraced Property
- Three Bedrooms
- In Need of Cosmetic Refurbishment
- 13 Cravens Cottages Sold for £74,688 in 2018
- Potential Rental Income £4,200 PA

EPC - E

Unconditional

Starting Bid £29,000

CALL TO VIEW: 0191 5183521 | Peterlee



Hugh Avenue, Shiremoor, NE27 0QT

Lot
108

- Mid Terraced House
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Open Aspect to Front
- Yard/Car Port
- 12 Hugh Avenue Sold for £91,000 in 2018

EPC - E

Unconditional

Starting Bid £70,000

CALL TO VIEW: 0191 2531301 | Whitley Bay

Let's talk auction...

North East Auction

Wednesday 25th March 2020



Gladstone Terrace, Washington, NE37 3AW

- Two Bedroom
- Upper Flat
- Popular Location
- Good Transport Links
- Achievable Rental Income of £4,800 PA
- 20 Gladstone Terrace Sold for £53,000 in 2016

Lot
109

EPC - E

Unconditional

Starting Bid £38,000

CALL TO VIEW: 0191 4154467 | Washington



The Punch Bowl, Edmundbyers, Consett, DH8 9NL

- Two Storey Detached Premises
- Boutique Hotel / Restaurant & Bar
- Freehold & Business For Sale in AONB
- 6 x Immaculately Furnished Bedrooms
- Beautiful Pub in a Rural Village Location
- Well Presented Owners Accommodation

Lot
110

EPC -

Unconditional Reservation Fee

Starting Bid £349,950

CALL TO VIEW: 0191 737 1154 | Commercial



Mersey Street, Chopwell, NE17 7DF

- End Terraced Property
- Two Bedrooms
- Well Presented & Recently Rendered
- Successful Investment Property
- 36 Mersey Street Sold for £53,000 in 2018

Lot
111

EPC - E

Unconditional Reservation Fee

Starting Bid £34,000

CALL TO VIEW: 01207 508262 | Consett



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



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
112

EPC -

Unconditional Reservation Fee

Starting Bid £75,000

CALL TO VIEW: 0191 737 1154 | Commercial



Egerton Street, Sunderland, SR2 8DT

- Three Storey Building
- Central Location
- Eight Bedroom HMO
- Freehold Title
- For Sale with Vacant Possession
- 7 Egerton Street, Sold for £100,250 in 2013

Lot
113

EPC -

Unconditional Reservation Fee

Starting Bid £70,000

CALL TO VIEW: 0191 737 1154 | Commercial



Lighthouse View II, Dawdon Industrial Estate, SR7 7PR

- Two storey detached premises
- Former office accommodation
- NIA of 3,773.14sqm (40,614sqft)
- Impressive sea views
- On site parking spaces
- Freehold title

Lot
114

EPC -

Unconditional Reservation Fee

Starting Bid £650,000

CALL TO VIEW: 0191 737 1154 | Commercial

Let's talk auction...

To help celebrate

WORLD BOOK DAY



We have launched a partnered Book Drive with **Read North East** to work with disadvantaged families in the North East.

Donate your books to your local **Pattinson** branch or bring along with you on the night of the auction & help us give more children the literacy skills needed to succeed in life!



DID YOU KNOW?

1/10 CHILDREN IN THE NORTH EAST DON'T OWN A SINGLE BOOK!



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

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northeast@pattinson.co.uk

APRIL						
M	T	W	T	F	S	S
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MAY						
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JUNE						
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JULY						
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AUGUST						
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SEPTEMBER						
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OCTOBER						
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NOVEMBER						
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DECEMBER						
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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

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How much do you know about estate planning?

By
Ian Lowes



Beneficiaries who are left assets from an estate in a will, which they would prefer to go to someone else, can vary or redirect them under limited conditions. The method is called a deed of variation.

While there are various reasons a deed of variation may be used, including providing for someone who may not be sufficiently provided for due to the Will being written some time ago, for financial planning reasons it can be a useful tool to save inheritance tax (IHT).

As an example, a son inherits his mother's estate but knows his own estate will already be liable to IHT and his inheritance will only add to the tax bill for his children. He can use a deed of variation to redirect that inheritance to his children or, a trust that he can control.

Using the deed moves the money direct from his mother to the children, so HMRC does not view it as a gift from him to his children (or trust), thereby avoiding the rule that says he has to live seven years beyond the date of the gift to exempt it from IHT. By not inheriting the assets himself means they do not become part of his estate and so are not liable to IHT when he dies.

There are set conditions that apply, including drawing up the deed within two years, and having a statement that the variation is to have effect for IHT. Clearly, deeds of variation only apply in very limited circumstances; there are moderate legal costs as well as potentially emotional issues involved, so they need careful consideration. It is important to stress that the best way to properly plan for our legacy is to do so while still alive, as this will almost always avoid the need for this kind of action. Effective estate planning and regular reviews of financial plans, as well as ensuring Wills remain valid and up-to-date should be one of the key strategies of a good financial plan.

At what age should you write a Will?

This is misleading as age should not be the driver for writing a will. yet it is often the biggest inhibitor to doing so, as many people believe they are too young to need a Will.

The writing of a Will should be determined by who and what requires protection – such as children, a home, assets or a partner. A will should not be dictated to by age.

Wills can help provide security for loved ones and make it clear how an individual wants their assets etc distributed. For unmarried couples, a Will is required to secure their partner's financial future, while those clients with children will need to appoint legal guardians. Those who own their own home must also give consideration to whom they would like to pass it on to, along with any savings.

It can also help with tax planning; if all assets are passed on to a spouse, the £325,000 nil rate band for inheritance tax (IHT) can also be transferred to the spouse, protecting £650,000 from IHT. Where a home is then passed on to direct descendants, the residential nil rate band (RNRB) also comes into play, increasing the amount by up to £300,000 (at current IHT and RNRB rates).

Learn how to structure your finances tax-efficiently and use your tax allowances by arranging a free initial Consultation:

Call: **0191 2878714**

Visit: **[PattinsonWealth.co.uk](https://www.PattinsonWealth.co.uk)**

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Property Licensing Schemes

Newcastle Council have now launched the application process for their selective and additional property licensing schemes.

The scheme is due to come into effect in April, giving landlords a tight timescale to comply with the requirements.

We understand requirements include:

- Hard wired smoke alarms (and heat sensor in the kitchen) & test certificate
- Electrical safety certificate
- Gas Safety Certificate
- Floor Plan
- EPC
- Fire doors (layout dependant)

NB requirements vary based on the property and number of tenants. A full list of criteria can be found on the Newcastle Council website.

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!



Jonathan Parker

Jonathan Parker MNAEA MARLA
Head of Residential Lettings



Our services

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

*Additional Fees and T&C apply

 **0800 24 24 26**

PROPERTIES STILL AVAILABLE!

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SECURE
SALES

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

0191 737 1152

northeast@pattinson.co.uk



pattinsonauctions.co.uk

Address

- 4 Thomas Street Easington Peterlee Durham SR8 3LT
- 1 Fifth Street Blackhall Colliery Hartlepool Durham TS27 4ER
- 8 Stavordale Road Stockton Stockton-on-Tees Cleveland TS19 0DN
- 17 Spen Burn High Spen Rowlands Gill Tyne and Wear NE39 2DN
- 6 Front Street Station Town Wingate Durham TS28 5DP
- 69 Nuns Moor Road Newcastle upon Tyne Tyne and Wear NE4 9AY
- 95 Imeary Street Westoe South Shields Tyne and Wear NE33 4EW
- 32 Newlands Road Trimdon Trimdon Village Durham TS29 6JP
- 27 Hastings Street Sunderland Tyne and Wear SR2 8SR
- 55 Mills Street Middlesbrough Middlesbrough Cleveland TS1 4SR
- 13 Emmerson Terrace Columbia Washington Tyne and Wear NE38 7LN
- 40 Holly Street Jarrow Jarrow Tyne And Wear NE32 5HZ
- 35 Gatesgarth Close Hartlepool Hartlepool Durham TS24 8RB
- 79 Boldon Lane South Shields Tyne and Wear NE34 0AR
- 69-71 Eastbourne Avenue Gateshead Tyne and Wear NE8 4NN
- 2 Turners Buildings Witton Gilbert Durham Durham DH7 6QR
- 16 Buttercup Close Shotton Colliery Durham Durham DH6 2LG
- 11 Mann Crescent Murton Seaham Durham SR7 9EE
- 8 Merley Gate Morpeth Northumberland NE61 2EP
- 55 Johnson Estate Wheatley Hill Durham Durham DH6 3LQ
- 9 North Dene Drive Gateshead Tyne and Wear NE9 5EH
- 23 Green Lane Morpeth Morpeth Northumberland NE61 2HD
- 41 Lindisfame Avenue Thornaby Stockton-on-Tees Cleveland TS17 8GJ
- 3a Worcester Terrace Ashbrooke Sunderland Tyne & Wear SR2 7AR
- 14 Windsor Crescent Ovingham Prudhoe Northumberland NE42 6AS
- 30 Tenth Street Blackhall Colliery Hartlepool Durham TS27 4LY
- 118 Seventh Street Horden Peterlee Durham SR8 4JQ
- 39 Normount Road Newcastle upon Tyne Tyne and Wear NE4 8SH
- 19 Hastings Street Sunderland Tyne & Wear SR2 8SR
- 28 Mardale Gardens Harlow Green Gateshead Tyne and Wear NE9 6QA

| Starting Bid

- £24,000**
- £28,000**
- £65,000**
- £70,000**
- £50,000**
- £70,000**
- £39,000**
- £48,000**
- £29,000**
- £44,000**
- £35,000**
- £80,000**
- £42,000**
- £45,000**
- £100,000**
- £79,000**
- £89,000**
- £105,000**
- £130,000**
- £95,000**
- £140,000**
- £135,000**
- £94,000**
- £50,000**
- £120,000**
- £20,000**
- £20,000**
- £45,000**
- £39,000**
- £43,000**

Address

- 53 Jubilee Crescent Rothbury Morpeth Northumberland NE65 7QZ
- 12 Barmburgh Road Forest Hall Newcastle upon Tyne Tyne and Wear NE12 9EX
- 48 Front Street Burnopfield Newcastle upon Tyne Durham NE16 6EF
- 32 Fairfields Ryton Ryton Tyne and Wear NE40 3AS
- 17 Brusselton Court Stockton Stockton-on-Tees Cleveland TS18 3AN
- 15 Wylam Street Middlesbrough Middlesbrough Cleveland TS1 4ES
- 9 Heathfield Stobhill Grange Morpeth Northumberland NE61 2TR
- 6 High Meadows Kenton Newcastle upon Tyne Tyne and Wear NE3 4PW
- 55 Jubilee Crescent Rothbury Morpeth Northumberland NE65 7QZ
- 28 Cromwell Road South Bank Middlesbrough Cleveland TS6 6JH
- 122 Waterloo Road Blyth Blyth Northumberland NE24 1DE
- 42 Adair Avenue Pendower Newcastle upon Tyne Tyne and Wear NE15 6QB
- 51 Rosedale Terrace Horden Peterlee Durham SR8 4RF
- 18 Durham Road Chilton Ferryhill Durham DL17 0EX
- 1 Howdon Green Wallsend Tyne and Wear NE28 6TE
- 7 Newcastle Terrace Franwellgate Moor Durham Durham DH1 5EG
- 15 Deneside Seghill Cramlington Northumberland NE23 7ER
- Sidewood Lodge Tarse Greenhaugh Hexham Northumberland NE48 1NB
- 46 Imeary Street Westoe South Shields Tyne and Wear NE33 4EG
- 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
- 22 The Gables Widdrington Morpeth Northumberland NE61 5QY
- 6 Richardson Avenue Simonside South Shields Tyne and Wear NE34 9RR
- 20 Moss Side Low Fell Gateshead Tyne & Wear NE9 7UU
- 2 Clock Tower Flats Morpeth Morpeth Northumberland NE61 1LY
- 65 Pentland Close Peterlee Peterlee Durham SR8 2LA
- 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

- £85,000**
- £90,000**
- £89,000**
- £115,000**
- £45,000**
- £34,000**
- £44,950**
- £77,000**
- £95,000**
- £13,000**
- £120,000**
- £75,000**
- £55,000**
- £50,000**
- £135,000**
- £110,000**
- £80,000**
- £315,000**
- £45,000**
- £44,000**
- £63,000**
- £104,000**
- £63,000**
- £25,000**
- £85,000**
- £63,000**
- £65,000**
- £44,000**
- £63,000**
- £109,000**

Let's talk auction...

North East Auction

Wednesday 25th March 2020

Proxy Form for Conditional & Unconditional Reservation Fee Lots

Please Select Method of Bidding:

Proxy: Telephone:

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

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

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

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

Date of auction: Lot Number:

The property is offered in the:

Conditional Auction: Unconditional Auction:

Address of Lot:

.....

.....

Post Code:.....

Maximum Bid: £.....

Maximum Bid in Words:

.....

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

..... ✂

Card Details:

Cardholder Name:

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

Buyers Details:

Full Name(s):

Company Name:

Date of Birth:

Address:

.....

.....

Post Code:.....

Mobile Number:.....

Telephone Number:.....

Email Address:.....

Solicitors Name:

Solicitors Address:

.....

.....

Post Code:.....

Telephone Number:

Signed: Date: ✕

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

Signed: Date:

on behalf of Keith Pattinson Ltd

..... ✂

Card Number:

Start Date: Expiry Date:

Issue Number*: Security Code:

TO BE SHREDDED AFTER USE



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

Proxy Form for Conditional & Unconditional Lots

Please Select Method of Bidding:

Proxy: Telephone:

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

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

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

Date of auction: Lot Number:

The property is offered in the:

Conditional Auction: Unconditional Auction:

Address of Lot:

.....

.....

Post Code:.....

Maximum Bid: £.....

Maximum Bid in Words:

.....

.....

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

..... ✂

Card Details:

Cardholder Name:

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

Buyers Details:

Full Name(s):

Company Name:

Date of Birth:

Address:

.....

.....

Post Code:.....

Mobile Number:.....

Telephone Number:.....

Email Address:.....

Solicitors Name:

Solicitors Address:

.....

.....

Post Code:.....

Telephone Number:

Signed: Date: ✕

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

Signed: Date:

on behalf of Keith Pattinson Ltd

..... ✂

Card Number:

Start Date: Expiry Date:

Issue Number*: Security Code:

TO BE SHREDDED AFTER USE

Let's talk auction...

General Conditions of Sale

GLOSSARY

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

Wherever it makes sense

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

- A 'person' includes a corporate body

- Words of one gender include the other genders

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

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

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

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

Administration Fee means the sum of £780 including VAT.

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

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

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

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

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

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

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

Auction the auction advertised in the **catalogue**

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

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

Auctioneers the auctioneers at the **auction**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ready to complete ready, willing and able to complete:

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

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

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

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

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

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

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

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

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

VAT value Added Tax or other tax of a similar nature

VAT option an option to tax

We (and us and our) the auctioneers

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

- (a) is to be held as stakeholder where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**; but otherwise to be held as stated in the **sale conditions**; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an approved financial institution.

The **extra auction conduct conditions** may state if we accept any other form of payment.

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

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

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

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

A6 Extra Auction Conduct Conditions

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

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

General Conditions of Sale

GENERAL CONDITIONS OF SALE

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2. Deposit

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

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

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

G2.2 The deposit:

(a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and

(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

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

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

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

G3. Between contract and completion

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

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

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

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

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

G4. Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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

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

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

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

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

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

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

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

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

G5. Transfer

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

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

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

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

liability.

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

G6. Completion

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

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

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

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

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

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

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

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

G7. Notice to complete

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

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

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

(a) terminate the contract

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

(c) forfeit the deposit and any interest on it

(d) resell the lot and

(e) claim damages from the buyer.

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

(a) terminate the contract and

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

G8. If the contract is brought to an end

If the contract is lawfully brought to an end:

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

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

G9. Landlord's licence

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

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

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requires.

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

(b) comply with the landlord's lawful requirements

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

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

G10. Interest and apportionments

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

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

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

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

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

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

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

G11. Arrears

Part 1 Current Rent

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

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

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

arrears of current rent.

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

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

G12. Management

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

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

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

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

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

G13. Rent deposits

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

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

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

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

G14. VAT

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

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

G15. Transfer as a going concern

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

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

G16. Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

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

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

G19. Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

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

G19.5 Where relevant:

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

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

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

G20. TUPE

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

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service charge

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

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

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

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

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

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

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

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

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

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

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

G23. Rent reviews

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

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

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

G23.4 The seller must promptly:

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

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

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25. Warranties

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

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

to such lease showing itself registered as proprietor.

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

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

G28 Notices and other communications

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

G27.2 A communication may be relied on if:

- (a) delivered by hand
- (b) 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

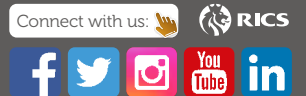
These Auction Conditions of Sale are reproduced in full, with the consent of RICS, subject to the following amendments:

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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Tel: 01670 568097

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76 Waterloo Road, Blyth, NE24 1DG
Tel: 01670 369000

5. Commercial
Mercantile House, Silverlink, NE28 9NY
Tel: 0191 7371154

6. Consett
55 Medomsley Road, Consett, DH8 5HQ
Tel: 01207 508262

7. Cramlington
Blagdon House, Smithy Square,
Cramlington, NE23 6QL
Tel: 01670 568098

8. Durham City
105 Gilesgate, Durham City, DH1 1JA
Tel: 0191 3832133

9. Forest Hall
17a Station Road North, Forest Hall, NE12 7AR
Tel: 0191 2150677

10. Gosforth
210 High Street, Gosforth, NE3 1HH
Tel: 0191 2303365

11. Heaton
224 Chillingham Road, Heaton,
Newcastle, NE6 5LP
Tel: 0191 2049601

12. Hexham
15 Priestpoppel, Hexham,
Northumberland, NE46 1PH
Tel: 01434 605376

13. Houghton Le Spring
14a Newbottle Street, Houghton, DH4 4AB
Tel: 0191 5120933

14. Jarrow
67 Ellison Street, Jarrow, NE32 3JU
Tel: 0191 4897431

15. Low Fell
425 Durham Road, Low Fell,
Gateshead, NE9 5AN
Tel: 0191 4878898

16. Morpeth
13 Newgate Street, Morpeth, NE61 1AL
Tel: 01670 568099

17. North Shields
3 Northumberland Place,
North Shields, NE30 1QP
Tel: 0191 2960696

18. Peterlee
2 Yoden Way, Peterlee, SR8 1BP
Tel: 0191 5183521

19. Regional Centre & Auction Dept.
Mercantile House, Silverlink, NE28 9NY
Regional: 0191 4251503
Auction: 0191 7371152

20. South Shields
7 Charlotte Terrace, South Shields, NE33 4NU
Tel: 0191 4540488

21. Stockton on Tees
20 Bishop Street, Stockton, TS18 1SY
Tel: 01642 210132

22. Sunderland
51 Fawcett Street, Sunderland, SR1 1RS
Tel: 0191 5143929

23. Wallsend
157 High Street East, Wallsend, NE28 7RL
Tel: 0191 2345681

24. Washington
55 The Galleries, Washington, NE38 7SA
Tel: 0191 4154467

25. West Road
158 West Road, Newcastle, NE4 9QB
Tel: 0191 2725880

26. Whickham
4 Fellside Road, Whickham, NE16 4JU
Tel: 0191 4775116

27. Whitley Bay
189a Park View, Whitley Bay, NE26 3RD
Tel: 0191 2531301