



# Pattinson

Auction



Let's talk auction success...

In this issue...

- 🏠 Success stories
- 🏠 Testimonials
- 🏠 Auction Myths & Legends



08000 518 340  
[pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)

Sell Your Property Securely with...

**0%**  
**SALES FEE!**

Our recent successes are worth shouting about and there are plenty of them! We've made it easy for you to see what auction can do in your area by putting together a catalogue of some of the standout auction properties.

Across the nation, in collaboration with our ever-growing network of partner agents, our online and physical auctions have enabled customers to sell their property in a fast and secure way. The option to sell with **0% fees** has encouraged people to consider auction even if they thought their property may not be suitable. With a glance through our catalogue of successes you may start to reevaluate your preconceptions of auction properties. The range of properties we are offering are growing more diverse by the day as sellers discover the benefits of the auction route.

In this catalogue you will find the details of some of the success stories from our auction teams. Listed by region, it includes North East and North West, Yorkshire, London and a section for our commercial success. In 2017 we were named the UK's fastest growing auction house by the Essential Information Group and we have continued to grow throughout the year. Our network has expanded to include Scotland, Northern Ireland and Wales so expect to find our auction service available in an estate agent near you.



# Success in numbers...

Total Property Value Exchanged...

**OVER £3.5 Billion**

Total Properties Exchanged...

**OVER 33,000**

Success Rate...

**76%\***

\* According to figures taken from EIG 2017



# Why auction?

Most vendors opt to market their property via traditional routes and in doing so miss out on the benefits of auction. Those that auction their property can rest easy in the knowledge that their sale is subject to:

- A secure sale with NO re-negotiation after price has been agreed.
- Bespoke completion dates can be agreed.
- A financial commitment from buyer.
- A fall-through rate of less than 1%.
- Local knowledge with national exposure.

Auction is the best way to eliminate the pitfalls of selling via the traditional private treaty route. We have created a more contemporary route to market and sell your property, whilst you, the seller, remain in complete control.





Sell Your Property Securely with...

**0%**  
**SALES FEE!**

Our auction service is a method of selling your property that offers:

- **NO fees to pay** - you can sell your property with absolutely **NO estate agency fees!**
- **Control over the price** - the property is never sold for less than you allow.
- **A timeline which suits you** - Your property gets sold fast. The buyer must complete within timescales of 28 or 56 days, or a lengthier completion if more agreeable.
- **A committed buyer** who pays a non-refundable deposit and/or non-refundable reservation fee. They are financially committed to the purchase at the agreed price once their offer is accepted with an instant exchange of contracts.
- **Complete transparency** - The process from start to finish is transparent. All bids on your property are shown in a transparent manner to encourage other buyers to supersede 'current' offers thus achieving you the best price.

Our first auction took place in 1992 and out of the last 26 years, the last 18 months have been some of the most important yet. We have been named the fastest growing auction provider by The Essential Information Group, ending 2017 with a **62% increase** on the total income of 2016. We have not lost momentum since and are just as confident as ever in our product and look to expand even further. Recently, we have forged partnerships in Northern Ireland and Scotland as an answer to the growing demand for our services, adding to our network of agents that already span England & Wales.

Comparatively between January and June 2017 to 2018, we have seen a **53% increase** in the value of properties via bids placed online. The exchanged income from these properties has **increased by 66%** highlighting the significance of innovation in our online auctions. Our aim is to develop the technology to accommodate the smooth transition from physical to online auctions. From the figures this is what our customers and partners require and we will work with them to be the best auction service provider in our ever-changing industry.



To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**



## NORTH EAST

Monthly live auctions have been a staple for our North East team. The addition of online auctions to the region allowed the team to assess an auction route that would be the best option for the seller.

For over twenty years, the experience of the North East auction team has allowed sellers in the North East to complete in a fixed time frame and achieve the best price for their property.

Contact our auction specialists for more information on our live and online auction events:

0191 737 1152

Auction myths  
& legends...



### Did you know...

Auction is the most transparent way to sell property. The sale can be agreed on the fall of the gavel.

Let's talk auction success...

## Auction success story



### Brighton Grove, Arthurs Hill, NE4 5NS

- Terraced Property
- Potentially Five Bedrooms
- Requires Refurbishment
- Great Investment Opportunity

**SOLD FOR £14k OVER STARTING BID!**

Sold at Auction for **£104,000**

Starting Bid was **£90,000**

The North East auction team generated **61 viewings** for the terrace in Arthurs Hill. People often think of December and January as quiet times of the year for the property market but we understand that the buyers who express interest in a property at this time of year are serious.

This auction property was in need of refurbishment but still sold in our January auction for **£14k** more than the starting bid.



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Auction  
success  
story

The starting bid was **£18,000** and it eventually sold for **£40,000**. From our experience our auctioneers know that a low starting bid is one of the best ways of getting people through the door especially for a property like this one. This was always going to prove attractive to investors especially as those who had been monitoring the market would be aware that down the road is no. 15 Sheepwash Bank which sold for **£90,000** recently. Any investor would jump at the chance of at least investigating the property and seeing why the starting bid was low and what they would like to pay for it.

**0%**  
SALES FEE

Sheepwash Bank, Guidepost, NE62 5LY

- End Terraced Property
- Three Bedrooms
- Double Glazing
- Gas Central Heating

**SOLD FOR OVER TWICE THE STARTING BID!**

Sold at Auction for **£40,000**

Starting Bid was **£18,000**



Let's talk auction success...

Auction  
success  
story



Bede Burn Road, Jarrow, NE32 5BH

- Terraced Property
- Five Bedrooms
- Allocated Parking
- Gas Central Heating

Starting Bid was **£109,950**

**SOLD FOR £28k OVER STARTING BID!**



Sold at Auction for **£138,000**

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Auction  
success  
story



## Ferneybeds Estate, Morpeth, NE61 5RD

- Semi Detached Property
- Three Bedrooms
- Gas Central Heating
- Garage & Driveway

**SOLD FOR £22k OVER STARTING BID!**

Sold at Auction for **£92,000**

Starting Bid was **£69,950**



Let's talk auction success...

Auction  
success  
story



The net yield from this portfolio of properties is very high and, with a firm standing in the North East market, we were able to contact a huge circle of investors who would be interested. The starting bid was **£330,000** and, by drumming up interest among the right buyers, the final sold price was **£365,000**. The whole portfolio had undergone a full refurbishment across all 4 properties which helped us to narrow down the prospective buyers to those who had expressed an interest in properties that would need little to no work once bought. Targeted marketing resulted in **20 viewings** and an increase on the starting bid of **£35k**.

Acton Street & Errol Street, Middlesbrough, TS1 3NG

- 4 HMO Properties
- Rooms Rented to Students
- 3 x Four Bedrooms
- 1 x Six Bedroom

Starting Bid was **£330,000**



**SOLD FOR £35k OVER STARTING BID!**

Sold at Auction for **£365,000**



To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**

Auction  
success  
story



**0%**  
SALES FEE

Gowland Avenue, Fenham, NE4 9NH

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Off Street Parking

**SOLD FOR £21k OVER STARTING BID!**

Sold at Auction for **£101,100**

Starting Bid was **£80,000**



Let's talk auction success...

Auction  
success  
story



Rosebank, Ramseys Lane, Wooler, NE71 6NY

- Detached Family Home
- Four Bedrooms
- Sun Room
- Extensive Gardens

Starting Bid was **£225,000**



**SOLD FOR £25k OVER STARTING BID!**

Sold at Auction for **£250,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



**0%**  
SALES FEE

Clayport Gardens, Alnwick, NE66 1EF

- Three Bedrooms
- Semi Detached Property
- Front & Rear Gardens
- Ideal Investment Opportunity

Starting Bid was **£59,950**

**SOLD FOR £32k OVER STARTING BID!**



Sold at Auction for **£92,000**

Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

## Ottercap Close, Dumping Hall, NE15 7XJ

- Semi Detached Bungalow
- Two Bedrooms
- Ideal Investment Opportunity
- Updating Required

Starting Bid was **£80,000**



**SOLD FOR £25k OVER STARTING BID!**

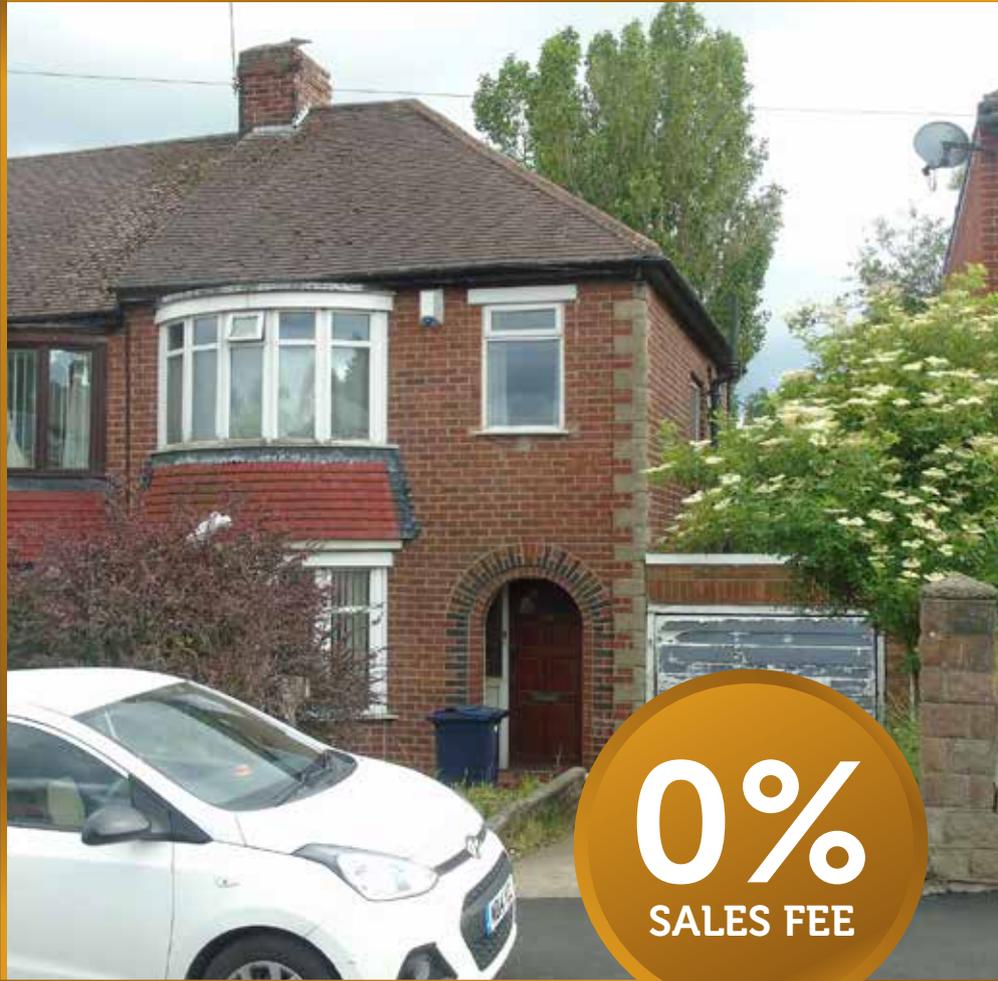
Sold at Auction for **£105,500**



To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**

## Auction success story

The vendors of the Lobley Hill property had not previously used auction but were interested to find out more about how to achieve a fast, secure sale. The family of the vendor told us, ***“It is actually my daughter’s property. As a lawyer, she often has to work away so she needed a way to sell her property hassle-free.”*** The property was sold in the live auction event in July 2018. An attractive starting bid of **£99,950** had been used to generate interest among prospective buyers & six weeks after the property went live it had been sold.



Lobley Hill Road, Lobley Hill, NE11 0AJ

- Semi Detached Property
- Three Bedrooms
- Partial Double Glazing & Gas Central Heating
- Ideal Investment Opportunity

**SOLD FOR £19k OVER STARTING BID!**

Sold at Auction for **£119,000**

Starting Bid was **£99,950**



Let's talk auction success...

# Testimonials...

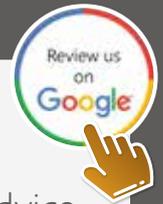
**R. Nixon** ★★★★★

Dealt with Pattinsons now for several years and always had a fantastic service. Abi, Gemma, Gemma & Kerry on the Northwest team are very friendly and helpful. They are very proactive and driven and as a partner agent had fantastic results with them and some very happy vendors who achieved some fantastic prices in record time. Highly recommend.



**R. Evan** ★★★★★

Fast, efficient property purchase, with good information and advice throughout the process.



**A. Mellish** ★★★★★

Pattinsons, and especially Gemma Gair, have always been absolutely incredible. The highest levels of professionalism and service. Would highly recommend.



**A. O'Donnell** ★★★★★

Excellent service, highly professional would recommend to everyone. Special thank you to Gemma Gair.





## NORTH WEST

The North West auction team continue to celebrate great success. Dedicated BDMs ensure that auction experts are available to advise on the best route for the seller.

Regular live auctions take place alongside online auctions which occur daily. Local agents work with us to tie together a property network of buyers and sellers who want to take advantage of the benefits of auction.

Contact our auction specialists for more information on our live and online auction events:

0161 697 4307

Auction myths  
& legends...



### Did you know...

It is not only run down properties that do well at auction!

In fact you can buy or sell anything from land to a ready-to-move-in family home!

Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

Sandbrook Road, Southport, PR8 3RJ

- First Floor Apartment
- Two Bedroom
- Double Glazing
- Enclosed Spacious Terrace

Starting Bid was **£25,000**



**SOLD FOR £13k OVER STARTING BID IN 2 WEEKS!**

Sold at Auction for **£38,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



**0%**  
SALES FEE

Whitehill Farm, Preston Road, Whittle-le-Woods, PR6 7DB

- Commercial & Residential Portfolio
- Three Bedroom Detached Farmhouse
- Tenanted Workshop/Garage
- Current Annual Income of £7,800

Starting Bid was **£540,000**

**SOLD FOR £54k OVER STARTING BID!**

Sold at Auction for **£594,000**



Let's talk auction success...

**Auction  
success  
story**



The intense marketing of Balaclava Street resulted in 24 viewings. The property was entered into a physical auction due to the interest it was generating. It was clear to the auction experts in our North West team that auctioning the three-bedroom terrace in the room would achieve the best possible price for the vendor. As it sold for £31k more than the starting bid they were proved right.

**0%**  
**SALES FEE**

**Balaclava Street, Blackburn, BB1 7HW**

- Terraced Property
- Three Bedrooms
- UPVC Double Glazing
- Gas Central Heating

**Starting Bid was £80,000**

**CROWN  ESTATES**

**SOLD FOR £31k OVER STARTING BID IN 1 MONTH!**

**Sold at Auction for £111,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**



Auction  
success  
story



0%  
SALES FEE

Falkland Avenue, Blackpool, FY4 4HJ

- Terraced House
- Three Bedrooms
- Gardens To The Front & Rear
- Requires Modernisation

**SOLD IN 2 DAYS!!!**

Sold at Auction for **£52,000**

Starting Bid was **£45,000**

Looking for a quick sale, the vendor of this three-bedroom terrace in Lancashire **accepted an offer in 1 day**. After 5 viewings were arranged and completed in the first 24 hours after the property had been put into a live auction, two offers were made. The vendor brought the auction to an early close satisfied that the price he wanted for the property had been met. **Working on behalf of the vendor, the North West team worked together with the solicitor and the sale was completed 28 days later.**

Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

Princes Way, Fleetwood, FY7 8AE

- Detached Property
- Four Bedrooms
- Three Reception Rooms
- Two Garages

Starting Bid was **£300,000**

**SOLD FOR £10k OVER STARTING BID!**

**Oystons**

ESTATE AGENCY

Sold at Auction for **£310,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



Granville Road, Blackburn, BB2 6JS

- Garden Fronted End Terrace Property
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms

**SOLD FOR £25k OVER STARTING BID!**

Sold at Auction for **£100,500**

Starting Bid was **£75,000**

 **CROWN ESTATES**

Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

Cameron Street, Liverpool, L7 0EN

- Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Close To Local Amenities

Starting Bid was **£40,000**

**SOLD IN ONE MONTH!**

Sold at Auction for **£49,000**

 **acumen**  
**estates**  
INDEPENDENT ESTATE AGENTS

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



**0%**  
SALES FEE

Oozehead Lane, Blackburn, BB2 6NG

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Gardens

**SOLD FOR £12.5k OVER STARTING BID!**

Sold at Auction for **£93,500**

Starting Bid was **£85,000**

**CROWN**  **ESTATES**

Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

The number of viewings and bids on the three-bedroom end-terrace in Preston demonstrates the impact of our marketing. Each prospective buyer has been given as much information as possible on the properties when they have expressed an interest. This results in an effective use of the buyer, the seller, the agent and the auction co-ordinator's time. The transparency of the auction process in this instance ensured the best possible result in the shortest amount of time.

St. Andrews Road, Preston, Lancashire, PR1 6NH

- End Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Requires Modernisation

Starting Bid was **£40,000**



**SOLD IN 1 MONTH WITH 42 VIEWINGS & 56 BIDS!**

Sold at Auction for **£48,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**



Auction  
success  
story



**0%**  
SALES FEE

Round Barn Cottages, Blackburn Road, Enwistle, BL7 0QA

- 19th Century Country Cottage
- 6.5 Acres of Land
- Two Bedrooms
- Adjoining Barn

Starting Bid was **£230,000**

**SOLD FOR £27k OVER STARTING BID!**

Sold at Auction for **£257,000**

**DUCKWORTHS**

*...sharing our experience*

Let's talk auction success...

## Testimonials...

**R. Garbett** ★★★★★

I've used Pattinson Auction recently to sell a number of properties and have had nothing but first class service from my advisor Jason Nicholson. He has gone above and beyond on numerous occasions, assisting both buyers and sellers in a very professional manner. Highly recommend employing their services.



**D. Ward** ★★★★★

I have worked with Jason and the team at Pattinsons for over a year now and we have built up a great selling relationship, this has been an exciting time for me and our Agency branching out into the auction method of selling and i cant thank Jason enough for all his help and his professional approach to all our clients.



**H. Adams** ★★★★★

Sold our property within 2 months with no hassle or complications. Would definitely consider selling by auction again with Pattinsons.



**S. Maguire** ★★★★★

Quality service especially from Jason Nicholson!! Would definitely recommend.





## YORKSHIRE

Auction has proved to be a popular method for selling property in Yorkshire and our dedicated team have provided excellent customer service to our buyers and sellers.

The local knowledge of our Business Development Managers complements the experience of the auction specialists to bring successful live and online auctions to Yorkshire.

Contact our auction specialists for more information on our live and online auction events:

0113 483 0229

### Auction myths & legends...



### Did you know...

When selling an auction property the vendor can set a reserve price.

This means that the seller has complete control over which bid to accept on their property.

Let's talk auction success...

Auction  
success  
story



Norfolk Park Student Residence, Norfolk Park Road, S2 2UF

- Terraced House
- Five Bedrooms
- Gas Central Heating
- HMO Licence

Starting Bid was **£125,000**

**BELVOIR!**

**SOLD IN ONE DAY!!!**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



A fast sale was secured for this six-bedroom detached house in Bridlington due to the interest generated. Out of **14 viewings** there were **10 bids** as the prospective buyers that were contacted about the property had been asked about the specific requirements they needed from their next property. A higher quality of interest can only be achieved by complete transparency of what the buyer needs and what the seller expects from their sale. We achieved **£15,000** more than the starting bid at auction by putting this into practice.

**0%**  
SALES FEE

St. Georges Avenue, Bridlington, YO15 2ED

- Semi Detached House
- Six Bedrooms
- Enclosed Rear Yard
- On Street Parking

**SOLD IN 1 MONTH WITH 14 VIEWINGS & 10 BIDS!**

Sold at Auction for **£75,000**

Starting Bid was **£60,000**

**KEYHOLE**  
estates

Let's talk auction success...

Auction  
success  
story



Sandhill Lane, Aiskew, Bedale, North Yorkshire, DL8 1DA

- Bungalow
- Two Bedrooms
- Seperate Lounge/Diner
- Driveway Parking and Front & Rear Gardens

Starting Bid was **£100,000**

**17 BIDS + 10 VIEWINGS!**



**HARWELL**  
**ESTATES.co.uk**

*A fresh approach to moving people...*

Sold at Auction for **£120,500**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**



Auction  
success  
story



Consistency is key to our continued success and, much like St George's Avenue, the high volume and quality of the viewings for this two-bedroom first floor flat secured a fantastic result for this property at auction. **Sold in one month, the property is not the typical auction lot.** A well-presented flat that would be a great investment or a good first-time buy performs just as well at auction than on the open market but with the added peace of mind that the sale is fast and secure.

0%  
SALES FEE

Littleworth Lane, Rossington, DN11 0HB

- First Floor Flat
- Two Bedrooms
- Modern Gfch System
- Ideal Investment Buy

Starting Bid was **£45,000**

**SOLD IN ONE MONTH WITH 20 BIDS + 23 VIEWINGS!**

PORTFIELD  
GARRARD & WRIGHT

Sold at Auction for **£50,000**

Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

Scotland Street, Sheffield, S3 7AT

- Apartment
- Two Bedrooms
- Allocated Parking
- Two Balconies

Starting Bid was **£115,000**

**BELVOIR!**

**SOLD IN 3 WEEKS WITH 12 VIEWINGS & 15 BIDS!**

Sold at Auction for **£123,000**

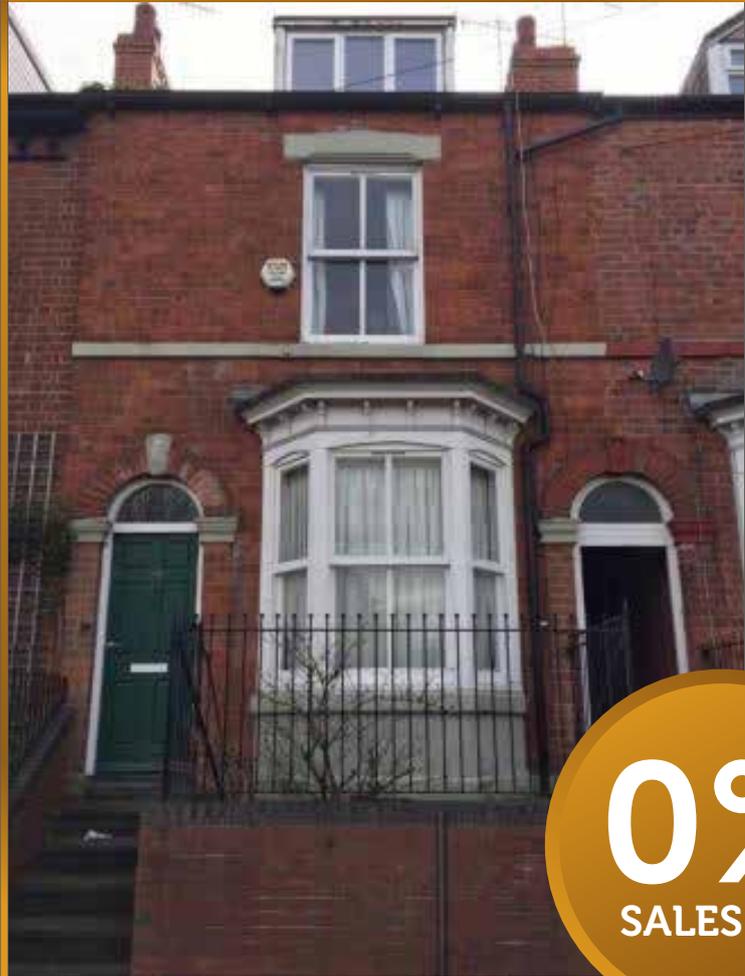
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Gold  
The Negotiator  
Awards 2016  
Residential Auction  
House of the Year

## Auction success story

The most appealing aspect of the property was that it would be sold already furnished and fully let. Investors would be able to reap the benefits of purchasing this property immediately and with minimal fuss. Generating an annual rental income of **£18,480**, it was not surprising that the property achieved **£20,000** more than the starting bid.

The final sold price was **£150,000** on the three-bedroom terrace.



**0%**  
SALES FEE

Colver Road, Sheffield, S2 4UP

- Terrace House
- Three Bedrooms
- Sold Furnished
- Fantastic Investment

Starting Bid was **£130,000**

**BELVOIR!**

**SOLD FOR £20k OVER STARTING BID IN 3 WEEKS!**

Sold at Auction for **£150,000**

Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

## North Terrace, Birstall, WF17 9EU

- Detached House
- Three Bedrooms
- Freehold
- Living Room With Bar

Starting Bid was **£140,000**

**SOLD FOR £15k OVER STARTING BID!**

  
**Morrison Watts Property**  
The Flexible Letting Agent

Sold at Auction for **£155,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



**0%**  
SALES FEE

Heckler Lane, Ripon, HG4 1PU

- Double Fronted Terrace
- Two Bedrooms
- Two Reception Rooms
- Outbuildings

**SOLD IN 2 WEEKS!**

Sold at Auction for **£93,000**

Starting Bid was **£85,000**



**Sherringtons**  
Estate Agents

Let's talk auction success...

## Testimonials...

**G. Kersten** ★★★★★

A complete service! Great communication and confirmation of viewings. A cost effective way for any vendors to sell a property quickly and without risk. Payment of our account was also prompt. I would highly recommend this service and company.



**Roxy A** ★★★★★

I have sold a few of my own properties and also from my company for other landlords.

With my own properties, they sold v quickly and two of them exchanged within three weeks of putting it on the market. Found it so much easier than going through Agents. Because I knew it was completing within 28 days I had no hassle, calling Agents, chasing solicitors. There was no fees to pay and i have never sold properties this easy!

Would highly recommend. Normal methods are a nightmare!



**S. Davis** ★★★★★

Carole was patient and kept us informed through the process. Professional in every way.





## MIDLANDS

The speed and security of selling a property through auction have spiked the interest of buyers and sellers in the Midlands. There continues to be a growing popularity with the lots available in the live and online auctions increasing and diversifying.

Contact our auction specialists for more information on our live and online auction events:

0121 592 0469

Auction myths  
& legends...



### Did you know...

Our fall through rate is less than **1%**.  
That's compared to a fall through rate  
of **38.8%** on the open market!

\*According to a study conducted by Quick Move Now in April 2018.

Let's talk auction success...

Auction  
success  
story



The Avenue, Brotton, TS12 2PS

- Semi-Detached Bungalow
- Three Bedrooms Plus Converted Attic
- Modern Fitted Kitchen
- Quiet Location

Starting Bid was **£120,000**

**Burrows**

**SOLD FOR £5k OVER STARTING BID IN 1 MONTH!**

Sold at Auction for **£125,000**



To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)

Auction  
success  
story



The seller of this property got the quick sale that they wanted. They accepted an offer that was **£10,000** in excess of the starting bid on the **same day** that **it was entered into an online auction**. Motivated sellers have the option to end an auction early if they decide that an offer that has been placed is acceptable. This is completely up to the seller and those who are looking for a quick sale should certainly consider auction.

**0%**  
SALES FEE

Golf Road, Mablethorpe, LN12 1LH

- Detached Bungalow
- Three Bedrooms
- In Need of Modernisation
- Breakfast Kitchen

**OFFER ACCEPTED ON THE SAME DAY IT WENT LIVE!**

Sold at Auction for **£130,000**

Starting Bid was **£120,000**

**LOVELLE™**  
ESTATE AGENCY

Let's talk auction success...

Auction  
success  
story



Much like Golf Road, the seller of this property achieved a fantastic price in a very short timescale. **It was only 5 days before an offer was accepted.** Motivated sellers and buyers are found in auction which means that the final price is not affected by how quickly it is sold. Rather auction is just a more efficient way of finding the best price for the property. This three-bedroom terrace sold for **£15,000** more than the starting bid.

**0%**  
SALES FEE

Heyford Road, Leicester, LE3 1SS

- Terraced Property
- Three Bedroom
- Driveway
- Private Rear Garden

Starting Bid was **£100,000**

**BELVOIR!**

**SOLD FOR £15k OVER STARTING BID IN 5 DAYS!**

Sold at Auction for **£115,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**



Auction  
success  
story



**0%**  
SALES FEE

Metropolitan Apartments, Lee Circle, Leicester, LE1 3RF

- Apartment
- Two Bedrooms
- Allocated Parking Space
- City Location

Starting Bid was **£95,000**

**SOLD FOR £10k OVER STARTING BID!**

Sold at Auction for **£105,000**



Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

Shelton New Road, Stoke-on-Trent, ST4 6DR

- Terraced House
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating

Starting Bid was **£60,000**

**SOLD FOR £7k OVER STARTING BID!**

**BELVOIR!**

Sold at Auction for **£67,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



**0%**  
SALES FEE

Roman Bank, Skegness, PE25 1SJ

- Semi Detached House
- Three Bedrooms
- Block Paved Driveway
- Low Maintenance Rear Garden

**SOLD FOR £12k OVER STARTING BID!**

Sold at Auction for **£112,000**

Starting Bid was **£100,000**

**LOVELLE™**  
ESTATE AGENCY

Let's talk auction success...

Auction  
success  
story



Cotmanhay Road, Ilkeston, DE7 8QT

- Detached Property
- Three Bedrooms
- Off Street Parking
- Rear Garden

Starting Bid was **£95,000**

**SOLD FOR £10k OVER STARTING BID!**

Sold at Auction for **£105,000**



To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



The first bid for this four-bedroom semi-detached was placed only 6 days after the property went live in an online auction. **Only 3 weeks and 12 bids later, the original offer had been increased by £20,000.** The bay-fronted Victorian villa retains many character features and prospective buyers could find fantastic potential for a loft conversion and an extension to the rear of the property. It sold for **£29,000 over the starting bid** for a final price of **£289,000 within 1 month.**



**0%**  
SALES FEE

Knighton Church Road, Leicester, LE2 3JG

- Semi Detached House
- Four Bedrooms
- Gas Central Heating (Untested)
- Front & Rear Gardens

Starting Bid was **£260,000**

**MAZECROFT**  
SALES      LETTING      MANAGEMENT

**SOLD FOR £29k OVER STARTING BID IN 1 MONTH!**

Sold at Auction for **£289,000**

Let's talk auction success...



# Testimonials...

**S. Ferguson** ★★★★★

Tried other so called 'property cash buyers' looking for a quick sale, with disappointing results. Switched to Pattinsons Auctions and sold my house within less than 3 weeks of them stepping through the door to initially value it! They kept me informed every step of the way and got me a much better price than I had been offered from any 'quick sale home buyers'. **Don't google others, just google Pattinsons!**



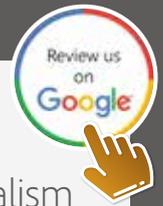
**S. Daniels** ★★★★★

Last year I bought a house through Pattinson Auction House and the whole transaction took about 3 days from start to finish. I dealt with Bobby Myers and was so impressed by his help as this was the first time I had bought a house this way and was nervous. Bobby was always reachable and if not, he returned my message within 5 minutes- an awesome service and Bobby was such a pleasure to deal with and extremely proactive. The whole transaction went through very smoothly and trouble free. I would definately not hesitate to buy this way again. And ..big thanks to Bobby - he was amazing!



**P. Robbins** ★★★★★

I was very impressed with the professionalism of this company. They stuck to their word at all times and always kept in contact. Lee was my contact who was a pleasure to do business with. Well done.





## LONDON & SOUTH EAST

The success of the North East and North West auctions brought about the inception of our London auctions. The department was established in 2016 and since then has grown rapidly. Buyers and sellers continue to benefit from the speed and security of auction whilst being confident that they will be getting the best price for their property.

Contact our auction specialists for more information on our live and online auction events:

0207 867 3382

Auction myths  
& legends...



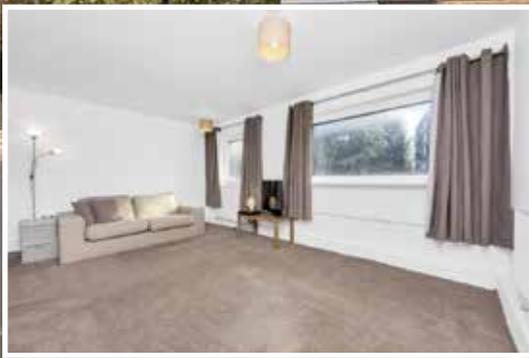
### Did you know...

It is not only cash buyers who can purchase at auction these days.

Auction properties are available to a whole host of people including first-time buyers.

Let's talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

Argyle Street, London, London, WC1H 8EF

- First Floor Flat
- One Bedroom Studio
- Excellent Condition Throughout
- Close to Public Transport

Starting Bid was **£240,000**

 **ludlowthompson**

**SOLD FOR £54k OVER STARTING BID IN FIVE DAYS!**

Sold at Auction for **£294,000**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



It is a common misconception that auction properties have to be run down and dilapidated to do well. This five-bedroom semi-detached property in Essex completely defies this notion. Not only did it achieve **£45,000 more than the starting bid** but it sold quickly and securely. Unlike the properties most people imagine when they think of auction, this Essex mansion is the height of luxury with five double bedrooms, an amazing garden and a 30ft heated swimming pool in a detached annex.

0%  
SALES FEE

Old Road, Harlow, CM17 0HQ

- Semi Detached House
- Five Bedrooms
- Private Driveway
- 30ft Heated Swimming Pool

Starting Bid was **£575,000**



**SOLD FOR £45k OVER STARTING BID IN 10 WEEKS!**

Sold at Auction for **£620,000**

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Auction  
success  
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**0%**  
SALES FEE

Jessica Road, London, SW18 2QL

- Maisonette
- Two Bedrooms
- Three Reception Rooms
- 1130 Sq Ft

Starting Bid was **£535,000**

**realm**  
estates

**SOLD FOR £25k OVER STARTING BID IN 1 WEEK!**

Sold at Auction for **£550,000**

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Auction  
success  
story



Pelham Road, London, N22 6LP

- Terraced House
- Two Bedrooms
- Gas Central Heating (Untested)
- Enclosed Rear Garden

Starting Bid was **£450,000**

**SOLD FOR £25k OVER STARTING BID IN 1 MONTH!**

Sold at Auction for **£475,000**

 **LDN** PROPERTIES

Let's talk auction success...

## Auction success story

This unique opportunity to purchase a four bedroom detached bungalow with planning permission for two family homes. The scope for development of this property is fantastic and the interest generated by the auction team resulted in a huge **£1.9 million sale**.

The property had been introduced by our partners at **Chase Buchanan** who received **£38,000** from this sale alone. This is a fantastic example of how our agents benefit from our success. It costs them nothing to be part of our network and they earn great rates of commission.



**0%**  
SALES FEE

Cole Park Road, Twickenham, Twickenham, TW1 1HT

- Detached Bungalow
- Four Bedroom
- Full Planning for Two family houses
- Development opportunity

**SOLD FOR £50k OVER STARTING BID WITH FIVE BIDS!**

Sold at Auction for **£1,900,000**

Starting Bid was **£1,850,000**



**Chase  
Buchanan**

To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit [pattinsonauctions.co.uk](http://pattinsonauctions.co.uk)



Auction  
success  
story



**0%**  
SALES FEE

St. Botolphs Place, Haverhill, CB9 9LT

- Terraced House
- One Bedroom
- Property Requires Modernisation
- Gardens to Front

**SOLD FOR £20k OVER STARTING BID IN 3 WEEKS!**

Sold at Auction for **£110,000**

Starting Bid was **£90,000**

*Bourne Estates*

INDEPENDENT ESTATE AGENT

COVERING HAVERHILL & SURROUNDING VILLAGES

Let's talk auction success...

Auction  
success  
story



The seller of this 2 bedroom apartment had already accepted an offer on the open market but the sale had fallen through. This made auction even more appealing and we delivered what was expected. **6 weeks after making the decision to participate in an online auction the property had been sold for £25,000 more than the starting bid at £225,000.** The security of the auction sale is due to the financial commitment that a buyer is obligated to make immediately. This means that every offer must stand and the problems of gazumping and gazundering are eliminated.

**0%**  
SALES FEE

Rayleigh Court, New Road, London, N22 5EU

- Two Bedroom Apartment
- Fitted Kitchen
- 13ft Reception Room
- Generous 11ft Bathroom

Starting Bid was **£200,000**



**SOLD IN 6 WEEKS AFTER THE VENDOR'S  
LAST SALE FELL THROUGH!**

Sold at Auction for **£225,000**



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Auction  
success  
story



**0%**  
SALES FEE

The Mews, Worton Hall, TW7 6GA

- Semi Detached Property
- Three double bedrooms
- Kitchen/breakfast room
- Private gated development

Starting Bid was **£400,000**

**SOLD FOR £40k OVER STARTING BID!**



Sold at Auction for **£440,000**

Let's talk auction success...

Auction  
success  
story



Only 5 days after the property went live in an online auction an acceptable offer was made. Not just acceptable but **£40k more than the starting bid** meaning that this two-bedroom Edwardian conversion flat was sold for **£400,000**.

Located in Twickenham and with great potential including the opportunity to undertake a loft conversion, the most appropriate prospective buyers were contacted immediately, and the sale was secured.

**0%**  
SALES FEE

Norman Avenue, Twickenham, TW1 2LY

- Two bedroom conversion flat
- Share of freehold
- Scope to extend
- Period semi-detached

Starting Bid was **£360,000**

**SOLD FOR £40k OVER STARTING BID IN 5 DAYS!**



Sold at Auction for **£400,000**



To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**

Auction  
success  
story



Tonsley Road, London, SW18 1BG

- Mid Terrace Property
- Reception Room
- Two Bedrooms
- Bathroom

**15 BIDS & 10 VIEWINGS!**

Sold at Auction for **£800,000**

**realm**  
estates

Let's talk auction success...



## Testimonials...

**F. Watts** ★★★★★

The sale of my property was handled very quickly and efficiently by Iain and his colleagues at Pattinsons. Many thanks for all your help making a potentially stressful process go so well and complete even sooner than promised.



**L. Meaney** ★★★★★

I have worked with Bobby and the team at Pattinsons for the last year and have been impressed with their service not only for us but to our vendors. Providing professional guidance to our clients it makes our job far easier and helps our clients achieve their dream sale. Not only do they help achieve the offers that the clients want and need but they do it with incomparable customer service. Keep up the good work guys!!!



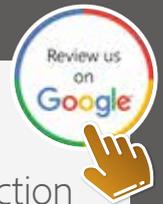
**Claymore75** ★★★★★

Used these guys in the past for buying and selling. Bobby and Vinny always helpful. All transactions have been swift and hassle free. From the selling side, no agency fees.



**S. Cole** ★★★★★

I have to say the guys at Pattison Auction worked hard & done exactly what they said they would do. They answered all questions, addressed my concerns and achieved the right price for me and my family. I would highly recommend Pattinson Auction.





## COMMERCIAL

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.

Contact our auction specialists for more information on our live and online auction events:

0191 737 1154

Auction myths  
& legends...



### Did you know...

Buyers make a financial commitment to the sale eliminating the risk of gazundering or gazumping.

Let's talk auction success...

Auction  
success  
story



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

- Three Storey Retail Property
- 527sqm of Retail & Storage
- Additional Ground Floor Retail Unit
- Small Unit Currently Let For £3,250PA

Starting Bid was **£135,000**



**SOLD FOR £42k OVER STARTING BID!**

Sold at Auction for **£177,000**



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Auction  
success  
story



## Blackfell Village Centre, Washington, NE37 1LL

- Two Storey Social Club
- Residential Accommodation to First Floor
- 975sqm (10,489sqft)
- Long Leasehold (36 Years Remaining)

**SOLD FOR £20k OVER STARTING BID!**

Sold at Auction for **£50,500**

Starting Bid was **£30,000**



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Auction  
success  
story



**0%**  
SALES FEE

Derwent Street, Chopwell, NE17 7AA

- Prominent Two Storey Corner Property
- NIA 366.92sqm (3,949sqft)
- A4 Drinking Establishment
- Potential for Conversion to Residential

Starting Bid was **£110,000**

**SOLD FOR £10k OVER STARTING BID!**

Sold at Auction for **£119,500**



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Auction  
success  
story



Bondgate, Darlington, DL3 7JJ

- Three Storey Four Floor Property
- Retail & Office Use
- NIA 229.60sqm (2,471 sqft)
- Town Centre Location

**SOLD FOR £10k OVER STARTING BID!**

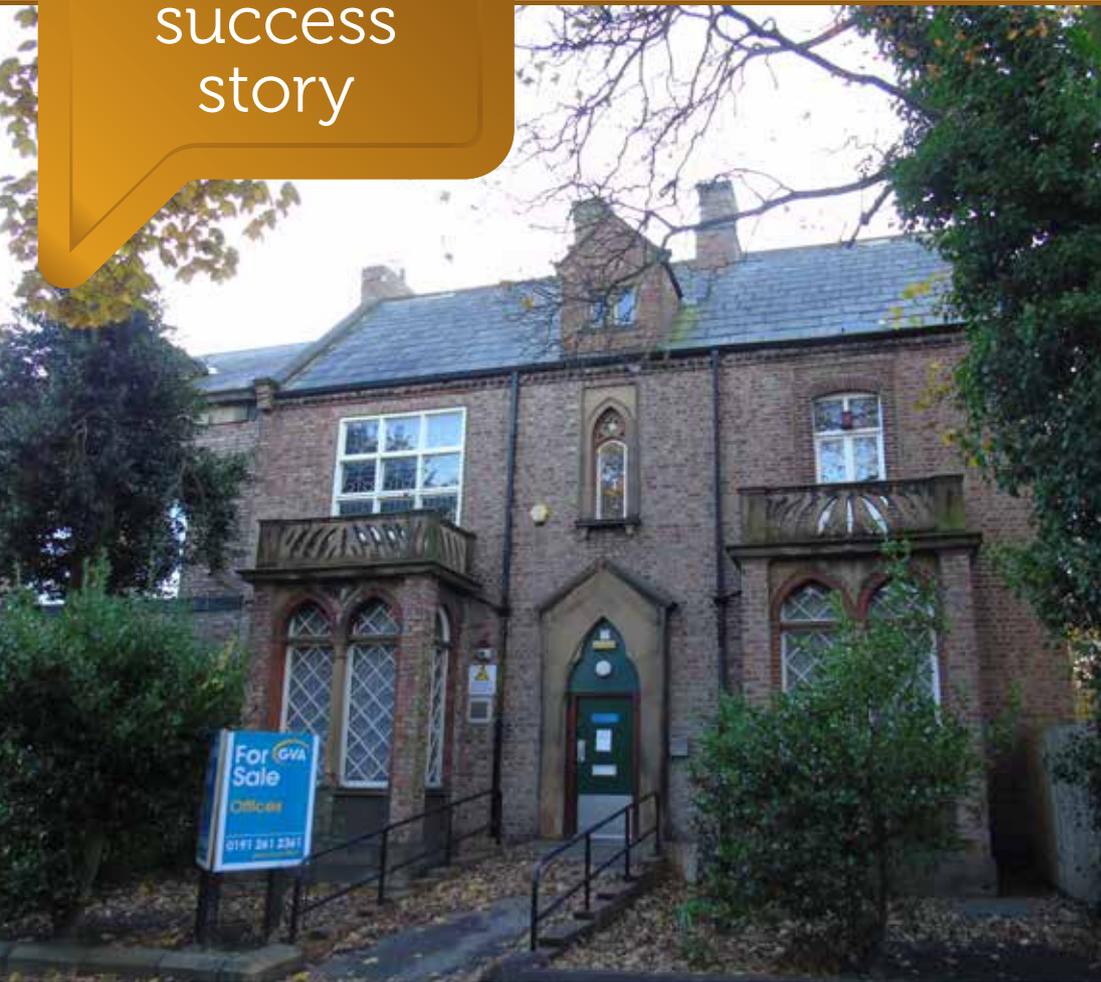
Sold at Auction for **£80,000**

Starting Bid was **£69,950**



Let's talk auction success...

Auction  
success  
story



A fantastic office space in a unique 19th century building, this auction lot was bound to attract a range of buyers.

Marketed with a starting bid of **£115,000** to our database of **1000's** of investors, the commercial team completed **69 viewings** on the property.

The team always maintain good relationships with investors and keep requirements up to date, so they are matched with their ideal property as quickly as possible. In this case, the property was **sold in 5 weeks**.

Lovaine Terrace, North Shields, NE29 0HJ

- 1857 End of Terrace
- Two Storey, Three Floor Property
- Currently Converted to Offices
- NIA 331sqm (3,563sqft)

Starting Bid was **£115,000**



**SOLD FOR £133k OVER STARTING BID!**

Sold at Auction for **£248,000**



To see how we can help you buy, sell and move call our auction specialists on **08000 518 340** or visit **pattinsonauctions.co.uk**

Auction  
success  
story



It only took 5 weeks for the Commercial team to achieve an offer that was **£90k over the starting bid** for the portfolio of properties on Station Road. 22 viewings were conducted for the commercial opportunity that was generating an income of £17,500 pa prior to the sale. Entered into a live auction the vendors secured a huge sale and have since sold another commercial property with us that achieved a price 5 times higher than the starting bid. Church Street sold for £35,500 within 3 weeks.

**Johnson Tucker** – *“Working with Pattinson Commercial has been a great success. Selling our client’s properties through auction was the ideal way of securing the best price within a fixed time frame.”*

Station Road, Wallsend, NE28 8QS

- Five Ground Floor Units
- 512sqm First Floor D2 Class Gym
- Four A1 Retail Units
- One A5 Hot Food Takeaway

**SOLD FOR £90k OVER STARTING BID!**

Sold at Auction for **£290,000**

Starting Bid was **£200,000**



Let’s talk auction success...

Auction  
success  
story



**0%**  
SALES FEE

Waldron Street, Bishop Auckland, DL14 7DS

- Three floors including cellar
- A4 use class drinking establishment
- Three bedroom accommodation above
- Total site area 568.4sqm (6,118sqft)

Starting Bid was **£90,000**



**SOLD IN 28 DAYS!**

Sold at Auction for **£97,000**

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Auction  
success  
story



The property was a mixed residential & commercial opportunity & consists of a ground floor retail unit and 2 flats on the first floor.

**16 viewings** took place before the property was offer in a live auction.

It had previously been on the market solely as a residential property but **within 3 weeks** of being marketed by the commercial team it had been sold for **£134,000**.

Market Place, Wooler, NE71 6LF

- Ground Floor Retail
- Two Flats (Sold Vacant)
- Retail Unit Tenanted
- Rental Income of £4,800 PA

**SOLD FOR £59k OVER STARTING BID!**

Sold at Auction for **£134,000**

Starting Bid was **£75,000**

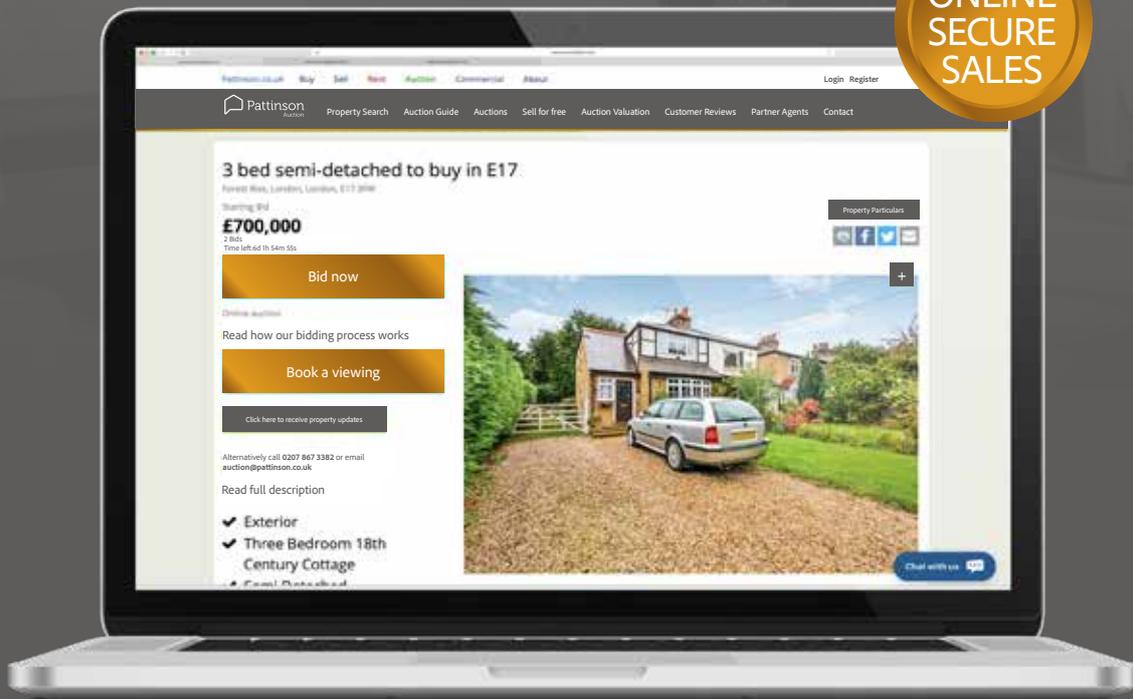


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SECURE  
SALES



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08000 518 340   

**SELL YOUR PROPERTY WITH 0% SALES FEE!**