

**REGISTERED
BIDDING
ONLY**



**# extracting
every last BID**



**Tuesday
12th March
2024**

Via Live Stream
Commencing
at 8.45am

Auction House London

2024 Auction Schedule

Wednesday 7th February & Thursday 8th February

Tuesday 12th March

Wednesday 17th April

Wednesday 22nd May

Wednesday 26th June

Wednesday 31st July

Wednesday 11th September

Tuesday 15th October

Wednesday 13th November

Wednesday 11th December

All Commencing 8.45am

#extracting
every last BID

**Auction
House
LONDON**

Tuesday
12th March
VIA LIVE STREAM
REGISTERED BIDDING ONLY

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WE OFFER 3 WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

You can submit your best bid to the auctioneer who will try and win it for you at the best price.



Internet Bidding

You can bid in real time over the internet using a unique login code via Auction Passport.

Complete the form online at the following link
auctionhouselondon.co.uk/register-to-bid
REGISTRATION IS NOW OPEN



Notice to Prospective Buyers

The Catalogue: Details of the properties and land to be sold are set out in the catalogue and on the website auctionhourelondon.co.uk. It is important that prospective purchasers satisfy themselves as to the location, boundaries, conditions and state of the lots before the auction.

Plans, Maps and Photographs: The plans, floorplans, maps, photographs and video tours published on the website and in the catalogue, are to aid identification of the property only. The plans are not to scale.

Guide Prices & Reserve Price:* Guide Prices quoted online and in the catalogue, are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve price which the auctioneers expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. Unless otherwise stated, all property is sold subject to a reserve whether declared or not.

Viewing: Due to the nature and condition of auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lots offered. Viewings are conducted entirely at the potential buyers own risk, these properties are not owned or controlled by Auction House London and the auctioneers will not be held liable for loss or injury caused while viewing or accessing the lot. Due to the nature of some auction properties, electricity may not be turned on, therefore viewing times are restricted. Viewers will need to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces. Viewings are carried out by third party agents and we will endeavour to give appropriate notice should the published viewing time change. Auction House London will not be liable for any costs or losses incurred due to viewing cancellations or no shows.

Pre Auction Sales: Offers made on property included in this auction may be accepted by the Vendor prior to the auction. If prospective buyers are intending to bid at the auction for a specific lot, the auctioneers recommend that potential buyers keep in contact with the Auctioneer's office.

Attending the Auction: It is always wise to allow sufficient time to get to the auction. The auctioneer will generally offer the lots in the order as shown in the catalogue, although they reserve the right to amend the order of sale. Legal packs for most of the properties will be available for inspection at the venue on the day of the sale. It is important prospective buyers read these and the final addendum/amendment sheet.

Addendum: The addendum is an important document and provides details of the amendments to the catalogue and Conditions of Sale. Prospective buyers should ensure they inspect this document as its content will form part of the sales contract. Prospective buyers should ensure that they have a copy of the catalogue and addendum prior to bidding and are deemed to have read these documents whether they have done so or not.

Bidding: Each property will be offered individually by the Auctioneer. Ensure that bids are clear and noticed by the Auctioneer. Bids may be refused at the Auctioneer's discretion and the auctioneers reserve the right to bid on behalf of the vendor up to the reserve. At the fall of the hammer the successful bidder will be under a binding contract to purchase the property in accordance with the general and special conditions of sale, together with the addendum and contents of the notice. At the contracts desk the successful bidder will be required to supply without delay their name and address, solicitor's details, identification and deposit. They will then be required to sign the auction memorandum.

Bidding by Proxy or Telephone: If prospective buyers are unable to attend the auction they are invited to contact the auctioneers to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid

form and conditions can be downloaded from the website. If bidding by telephone, the auctioneers accept no liability for poor signal or being unable to reach prospective buyers at the time required.

The Contract: The Memorandum of Sale will be signed in duplicate. One copy will be given to the prospective buyer, which must be given to their solicitor. The second copy will be retained by the Vendor's solicitor. Completion of the sale and payment of the purchase money is typically 28 days after the exchange of contracts unless the conditions of sale provide otherwise.

Deposit: When the Memorandum of Sale is signed, the buyer will be asked to pay a deposit amount of 10% of the purchase price (plus VAT where applicable) for each lot subject to a minimum amount of £5,000 unless otherwise stated by the auctioneer. Payment can be made by electronic bank transfer, bankers draft, company/personal cheque, debit or credit card. Please note cash deposits are not accepted under any circumstances. The auctioneers only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn and reserve the right to take any action as appropriate against a purchaser whose cheque is not honoured on first presentation. Please note, there is a 2% interest charge if the buyer pays the deposit via credit card and a cheque handling fee of £30.00 (£25.00 +VAT). Should the cheque have to be presented, a processing charge of £60.00 (£50.00 +VAT) will be charged by deduction from the deposit. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

Administration Charge: Purchasers will be required to pay an administration charge of £1,500 (£1,250 +VAT) (unless stated otherwise in the property description). It is strongly recommended all purchasers check the special conditions of sale as other fees may also apply to individual properties.

Buyer's Premium: Purchasers of some lots will be required to pay a Buyer's Premium to the auctioneer in addition to the deposit – see individual property details.

Disbursements/Additional Fees: Some additional fees or disbursements may become payable by the purchaser to the seller on completion. These will be detailed in the Special Conditions of Sale within the property's legal pack and may be written in words. Prospective buyers are advised to check the Special Conditions of Sale carefully.

VAT: Unless otherwise provided in the Special Conditions of Sale, all lots are sold exclusive of VAT.

The Legal Aspect: Buying at auction is a contractual commitment and prospective buyers bid on the basis that they have checked the General Conditions of Sale, that are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot. If there is a conflict between them, the Special Conditions of Sale shall prevail. The legal packs can be found online.

Prospective buyers bid on the basis that they are deemed to have inspected all lots, have made all necessary enquiries and have checked the legal documentation. Buyers are deemed to be satisfied that they fully understand their content. The auctioneers strongly suggest that buyers take legal and professional advice prior to making an offer prior to auction, bidding at the auction, or post auction. The auctioneers will make every possible endeavour to provide access to all lots prior to the sale although this cannot be guaranteed. The auctioneers will attempt to answer any queries prior to auction and in the auction room. The auctioneer will not be able to answer any questions whilst the auction is proceeding.

Access: Please note that purchasers will not be entitled to keys or access to properties until completion of sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor and there may be a payable fee.

Insurance: On some properties, the seller will continue to insure through to completion and others will need to be insured by the purchaser. The auctioneers advise to all purchasers that they should consider insuring from the date of the exchange.

Post-auction Sale: If a potential purchaser is interested in a property that is not sold during the auction, they need to speak to the Auctioneer and make an offer at, above or below the Guide. The offer will be put forward to the Vendor and if accepted, the prospective buyer will be able to proceed with the purchase under auction rules.

Disclaimer: Particulars on the website and within the catalogue are believed to be correct but their accuracy is not guaranteed. The auctioneers will always endeavour to inform prospective purchasers of variations to the catalogue, when such changes are brought to their attention. The auctioneers nor their clients can be held responsible for any losses, damages, or abortive costs incurred in respect of lots that are withdrawn or sold prior to auction. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate authorities. Prospective purchasers are deemed to verify for themselves whether tenanted properties are occupied and rents are being paid. All measurements, areas and distances are approximate only. Potential buyers are advised to check them. No representation or warranty is made in respect to the structure of any properties nor in relation to their state of repair. Prospective buyers should arrange for a survey of the particular lot by a professionally qualified person. If you choose to make an offer based solely on a virtual viewing, then Auction House London does not accept any liability for errors in the information provided, including but not limited to, measurements, photography and video content.

***Please refer to the common auction conditions included on the website or at the back of the catalogue.**

Proof of Identification

In order to comply with Anti-Money Laundering regulations, the auctioneers ask all prospective buyers to provide Proof of Identity and Residence. They will need to bring their passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If they are purchasing on behalf of a company they will need the certificate of incorporation and a letter of authority on company letterhead. The auctioneers will carry out Electronic AML checks on successful buyers and remote bidders.

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months. The full details of Proof of Identity are set out in the back of this catalogue.

For further details, please refer to the back of this catalogue for a detailed overview, or alternatively contact Auction House London on 020 7625 9007 or email us at info@auctionhourelondon.co.uk



Auctioneer's Welcome

Welcome to our second sale of 2024. I'm delighted to report that our February live-stream auction was a sensational start to the year. Over 2,500 bidders contested the record-breaking 350 lots we offered across two days of auctions, and the appetite for good quality stock was unabated from the 2023 levels as we sold 84% of all the properties offered.

On to this auction catalogue and I am delighted to present 277 varied lots offering the usual array of refurbishment opportunities, sites suitable for development and well-priced investments offered on behalf of mortgagees in possession, receivers, housing associations, executors, property companies and individuals with some highly sought-after locations represented. I would like to take this opportunity to thank all our clients for their instructions, especially during the current economic climate. We are proud to act for so many repeat clients who we know have the choice of many other auctioneers, but loyally use us time and again.

I'm so grateful to our wonderful team at Auction House London whose tireless efforts have ensured that despite having our last auction just two weeks ago, we have already launched this March catalogue and continue to set such a high benchmark within our industry.

Please note the auction will once again be conducted via Live Stream.

For those of you who are new to auctions, a full buyer's guide as well as all our legal packs can be viewed online via our website with detailed instructions of how to set up your remote bids, whether they are via telephone, proxy or internet.

Please note that due to the sheer volume of lots we continue to be asked to sell, the auction will again commence at 8:45am with a targeted finish time of 6pm. If you would simply like to watch the auction without bidding you do not need to register, just log on to our website on the day and enjoy the live stream.

As always, my team and I are here to assist you with any of your requirements so please feel free to contact us any time at info@auctionhouselondon.co.uk or you can call us on 020 7625 9007.

And if you are interested in hearing about fresh instructions at the earliest opportunity then you can follow us via our social media outlets:

Happy bidding

Andrew Binstock
Founder & Auctioneer



OUR 2024 AUCTION DATES

JAN

FEB

221 | **£35.7m** | **84%**
LOTS SOLD | TOTAL RAISED | SUCCESS

Tuesday 12th March

MAR

APR

Wednesday 17th April

Wednesday 22nd May

MAY

JUN

Wednesday 26th June

Wednesday 31st July

JUL

AUG

Wednesday 11th September

SEP

OCT

Tuesday 15th October

Wednesday 13th November

NOV

DEC

Wednesday 11th December

Our total figures for 2023



1,868

Lots Offered



£259.1m

Total Raised



1,514

Lots Sold

Meet the Team

A dedicated team of veterans and new blood, providing many years of property experience and auction expertise.



Jamie Royston
Founder & Partner



Andrew Binstock
Founder & Auctioneer



Jordan Phillips
Associate Director



Jamie Weir
Associate Director & Auctioneer



Alice Chemla
Head of Operations



Liz Bentley
Finance Manager



Puja Rawal
Head of Timed Auctions



Zac Morrow
Office Manager



Georgia Mooney
Business Development Manager



Joe Labelda
Valuer



Amy O'Grady
Auction Administrator



Oliver Smith
Sales Support



Noah Meranda
Sales Support



Amber Lloyd-Jones
Auction Administrator



Max Smith
Sales Support



Olivia Collins
Administrative Assistant

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Buying at Auction

**Auction
House
LONDON**

I am interested in a lot...

Want to book a viewing?

All our viewings are open, so there is no need to book an appointment.

If there are no viewings advertised on the website, please register your interest, and we will update you by email when the viewing times are available. Registering for the legal pack will notify you of any changes to the lot details, including amended or additional viewing slots.

How do I register for the legal pack?

Auction House London offer unlimited access to legal packs for free via Auction Passport. You can register for a legal pack on our website by simply clicking on the property you are interested in and looking on the right-hand side of the screen (you will need an Auction Passport account).

Once you have registered, you will be notified when documents are uploaded. Please note that the vendors solicitors manage the legal packs.

I am ready to bid...

How do I register to bid?

You can bid safely from your home or office via one of our 3 remote bidding services: Telephone, Proxy or Internet. Bidder Registration is open now – sign up to our mailing list here to be notified: <https://auctionhouselondon.co.uk/join-our-mailing-list/>

How do I watch the Auction live?

On auction day, there will be a link on our website that will take you directly to the live stream (www.auctionhouselondon.co.uk).



Order of Sale

Tuesday 12th March 2024

1	27 Sanders Lane, Mill Hill, London, NW7 1BX	£150,000+	Residential
2	13 Howberry Close, Edgware, Middlesex, HA8 6TA	£433,500+	Residential
3	20 Rowe Walk, Harrow, Middlesex, HA2 9AB	£150,000+	Residential
4	Flat 8 Melford Court, Upper Clapton Road, Clapton, London, E5 8AZ	£240,000+	Residential
5	52 Chetwynd Road, Kentish Town, London, NW5 1BY	£1,100,000+	Residential
6	13 Belvedere Court, 82 Kings Avenue, Clapham, London, SW4 8BL	£250,000+	Residential
7	45 West Close, Ashford, Middlesex, TW15 3LN	£250,000+	Residential
8	11 Blenheim Court, Sidcup, Kent, DA14 6QQ	£70,000+	Residential
9	19 Robertson Street, Hastings, East Sussex, TN34 1HL	£90,000+	Mixed-Use
10	26 Upper Bevendean Avenue, Brighton, East Sussex, BN2 4FF	£175,000+	Residential
11	94 Moulton Rise, Luton, Bedfordshire, LU2 0BJ	£125,000+	Residential
12	368 Chadwell Heath Lane, Romford, Essex, RM6 4YH	£100,000+	Residential
13	Flat 2 Jade House, Ferro Road, Rainham, Essex, RM13 9UQ	£90,000+	Residential
14	2 Milton Road, Gravesend, Kent, DA12 2RE	£100,000+	Residential
15	145 Bennetts Close, Mitcham, Surrey, CR4 1NS	£200,000+	Residential
16	60 Seymour Road, Leyton, London, E10 7LY	£15,000+	Residential
17	55 Keld Avenue, Uckfield, East Sussex, TN22 5BW	£235,000+	Residential
18	51 Saunders Street, Gillingham, Kent, ME7 1HX	£100,000+	Residential
18A	Flat 2, 45 Fox Lane, Palmers Green, London, N13 4AJ	£75,000+	Residential
19	35 George Street, Luton, Bedfordshire, LU1 2AQ	£275,000+	Commercial
20	17A Brook Parade, Chigwell, Essex, IG7 6PQ	£240,000+	Residential
20A	Baker Cottage, 50, Staploe, St. Neots, Cambridgeshire, PE19 5JA	£130,000+	Residential
21	33 Beechwood Gardens, Slough, Buckinghamshire, SL1 2HW	£100,000+	Residential
22	147 Denmark Street, Plaistow, London, E13 8JX	£120,000+	Residential
23	9 Hay Road, Chichester, West Sussex, PO19 8BD	£165,000+	Residential
24	60, 60A & 60B High Street, Aveley, South Ockendon, Essex, RM15 4BX	£275,000+	Mixed-Use
25	11 Roseleigh Avenue, Highbury, London, N5 1SP	£1,150,000+	Residential
25A	7 Highwood Lane, Loughton, Essex, IG10 3LS	£285,000+	Residential
26	48 Staverton Crescent, Lincoln, Lincolnshire, LN6 0YW	£60,000+	Residential
26A	Flat 3, 49 Elm Grove, Southsea, Hampshire, PO5 1JF	£40,000+	Residential
27	47A Colchester Road, Southend-on-Sea, Essex, SS2 6HW	£60,000+	Residential
28	Flat 1, 44 Gordon Avenue, Bognor Regis, West Sussex, PO22 9LS	£85,000+	Residential
28A	18 Church Lane Avenue, Coulsdon, Surrey, CR5 3RT	£425,000+	Residential
29	Castle Brewery, Brewery Lane, Cockermouth, Cumberland, CA13 9NE	£900,000+	Commercial Site
30	372 Prestwick Road, Watford, Hertfordshire, WD19 6UJ	£230,000+	Residential
30A	22 Cooksley Road, Bristol, Avon, BS5 9DN	£180,000+	Residential
31	39 Revesby Street, South Shields, Tyne And Wear, NE33 4SY	£20,000+	Residential
32	20 Ivy Road, Leicester, Leicestershire, LE3 0DF	£70,000+	Residential
33	43 Parsons Street, Banbury, Oxfordshire, OX16 5NA	£100,000+	Mixed-Use
34	8 Ripon Close, Chadderton, Oldham, Lancashire, OL9 8QN	£60,000+	Residential
34A	8 Symons Terrace, Redruth, Cornwall, TR15 1AA	£110,000+	Residential
35	Flat A, 58B Peckham Hill Street, Southwark, London, SE15 5JY	£110,000+	Residential
36	55 Granary Mansions, Erebus Drive, Thamesmead, London, SE28 0GH	£220,000+	Residential
37	Flat 5 Stanmore Towers, Church Road, Stanmore, Middlesex, HA7 4DE	£200,000+	Residential
37A	9 Rowland Hill Centre, Kidderminster, Worcestershire, DY10 1EJ	£2,400,000+	Commercial
38	97 Derby Road, Chellaston, Derby, Derbyshire, DE73 5SB	£215,000+	Residential
38A	2A Portnall Road, Maida Vale, London, W9 3BA	£325,000+	Residential
39	6 Luton Road, Chatham, Kent, ME4 5AA	£170,000+	Mixed-Use
40	33 Ridgeway East, Sidcup, Kent, DA15 8RY	£250,000+	Residential
40A	70 Milton Road, Gillingham, Kent, ME7 5LW	£100,000+	Residential
41	5 Lorne Street, Liverpool, Merseyside, L7 0JP	£65,000+	Residential
42	15 Stephenson Street, Gateshead, Tyne And Wear, NE8 4XJ	£25,000+	Residential
43	129 Heaton Avenue, Romford, Essex, RM3 7HL	£200,000+	Residential
44	Ground Floor Flat, 2 Myddleton Road, Bounds Green, London, N22 8NS	£195,000+	Residential
45	1 Larkhill, Bexhill-on-Sea, East Sussex, TN40 1QZ	£200,000+	Residential
45A	13 John Cornwall V C House, Grantham Road, Newham, London, E12 5LY	£145,000+	Residential
46	Flat 1, 105 Crown Dale, Crystal Palace, London, SE19 3NY	£300,000+	Residential
47	6 Whitehouse Meadows, Leigh-on-Sea, Essex, SS9 5TY	£220,000+	Residential
48	101 Llanover Road, Wembley, Middlesex, HA9 7LW	£600,000+	Residential
48A	21 Westview Drive, Woodford Green, Essex, IG8 8LX	£170,000+	Residential
49	62 Willesden Lane, Willesden, London, NW6 7RL	£975,000+	Mixed-Use
50	23 Errol Gardens, Hayes, Middlesex, UB4 9EP	£100,000+	Residential
50A	Pete's Paddock, Thame Road, B4011, Bicester, Oxfordshire, OX25 1TE	£180,000+	Land
51	16A Alpha Road, Croydon, Surrey, CR0 6TH	£250,000+	Residential
52	47 Palatine Road, Blackpool, Lancashire, FY1 4BX	£30,000+	Residential
52A	Flat 6 Dorcas Court, Watchetts Road, Camberley, Surrey, GU15 2UZ	£60,000+	Residential
53	Store Room 3, 103-105 Harley Street, Marylebone, London, W1G 6AJ	£55,000+	Store Room

54	51 Stanley Road, Carshalton, Sutton, SM5 4LE	£475,000+	Residential
55	Flat 4 Norman Court, 42 Lynn Road, Ilford, Essex, IG2 7DS	£90,000+	Residential
55A	44 Donnington Road, Willesden, London, NW10 3QU	£1,600,000+	Residential
56	16A Arica Road, Lewisham, London, SE4 2PX	£475,000+	Residential
57	Flats 1 & 2, 23 Malvern Road, Maida Vale, London, NW6 5PS	£575,000+	Residential
58	First & Second Floors, 219A Kilburn High Road, Kilburn, London, NW6 7JG	£425,000+	Residential
59	531 Loose Road, Maidstone, Kent, ME15 9UQ	£150,000+	Residential
60	16 Durham Walk, Heywood, Lancashire, OL10 3HS	£60,000+	Residential
60A	Land at the Rear of Dovedale, Ware, Hertfordshire, SG12 0XL	£595,000+	Land
61	497A Upper Brentwood Road, Romford, Essex, RM2 6LA	£110,000+	Residential
62	51 Trafalgar Street, Gillingham, Kent, ME7 4RW	£125,000+	Residential
63	71 Bellflower Path, Romford, Essex, RM3 8JF	£95,000+	Residential
64	Flat B, 57 Leigham Vale, Lambeth, London, SW16 2JQ	£100,000+	Residential
65	2 Ingate Place, Battersea, London, SW8 3NS	£300,000+	Development Opportunity
66	The Firs, Main Street, Tingewick, Buckingham, Buckinghamshire, MK18 4NL	£495,000+	Residential
67	28 Dundalk Road, Nunhead, London, SE4 2JL	£650,000+	Residential
67A	Flat 10, 480 Hornsey Road, Islington, London, N19 4EF	£140,000+	Residential
68	Apartment 26, 392 Rotherhithe Street, Rotherhithe, London, SE16 5DS	£475,000+	Residential
69	17 Siskin Close, Bushey, Hertfordshire, WD23 2HN	£180,000+	Residential
70	43 Southend Road, Beckenham, Kent, BR3 1SP	£170,000+	Residential
70A	Garage/Workshop (B1/B2/Office), The Crest, Hendon, London, NW4 2HN	£450,000+	Development Opportunity
71	Flat 311 Beveridge Court, Saunders Way, Thamesmead, London, SE28 8DZ	£95,000+	Residential
72	51B Plashet Road, Plaistow, London, E13 0QA	£275,000+	Residential
73	Flat 3, 23 Surrey Road, Margate, Kent, CT9 2JR	£75,000+	Residential
74	7 Harpsden Road, Henley-on-Thames, Oxfordshire, RG9 1EE	£350,000+	Residential
75	Flat 32 Belmont Court, Finchley Road, Temple Fortune, London, NW11 6XS	£375,000+	Residential
75A	38 Longcroft Road, Luton, Bedfordshire, LU1 5RX	£200,000+	Residential
76	2-8 Effingham Street, Rotherham, South Yorkshire, S65 1AJ	£725,000+	Commercial
77	51 Honiton House, Exeter Road, Enfield, Middlesex, EN3 7TS	£110,000+	Residential
78	339 London Road, Westcliff-on-Sea, Southend-on-Sea, SSO 7HT	£45,000+	Mixed-Use
79	1 Herneside, Welney, Wisbech, Cambridgeshire, PE14 9SB	£50,000+	Residential
79A	67 Holland Gardens, Brentford, Middlesex, TW8 0BG	£250,00	Residential
80	Flat 59 Cambridge Court, Amhurst Park, Stamford Hill, London, N16 5AQ	£300,000+	Residential
80A	The Langford, Lower Road, West Farleigh, Maidstone, Kent, ME15 0PF	£450,000+	Residential
81	Flat 10 Peninsula Quay, Pegasus Way, Gillingham, Kent, ME7 1GJ	£160,000+	Residential
82	13A Highwood Avenue, Woodside Park, London, N12 8QL	£350,000+	Residential
82A	15 Burden Road, Wirral, Merseyside, CH46 6BG	£40,000+	Residential
83	2 Silver Road, Oxford, Oxfordshire, OX4 3AP	£225,000+	Residential
84	Flat 1, 198 Ladbroke Grove, Kensington and Chelsea, London, W10 5LZ	£220,000+	Residential
85	87 Dyke Drive, Orpington, Kent, BR5 4LY	£100,000+	Residential
85A	88 Smisby Road, Ashby-de-la-Zouch, Leicestershire, LE65 2JL	£80,000+	Residential
86	18 Langs Road, Paignton, Devon, TQ3 2HJ	£80,000+	Residential
87	Katerry, Grawen Lane, Cefn Coed, Merthyr Tydfil, Mid Glamorgan, CF48 2NP	£80,000+	Residential
88	Flat 13, 393 Liverpool Road, Islington, London, N1 1NP	£575,000+	Residential
89	Flat 17 Samuels Tower, Longhill Avenue, Chatham, Kent, ME5 7AT	£50,000+	Residential
90	18 Parkfield Road, New Cross, London, SE14 6QB	£550,000+	Residential
90A	8 Waterloo Terrace, Bridgnorth, Shropshire, WV16 4EG	£395,000+	Commercial
91	Sedum Cottage, Buckbury Lane, Newport, Isle Of Wight, PO30 2NJ	£175,000+	Residential
92	11 Priory Place, Faversham, Kent, ME13 7HF	£140,000+	Residential
93	154B Ewell Road, Surbiton, Surrey, KT6 6HE	£150,000+	Residential
94	19 Daltons Fen, Pitsea, Basildon, Essex, SS13 1JE	£150,000+	Residential
95	183A Bramley Road, Oakwood, London, N14 4XB	£165,000+	Residential
96	8, 8A, B & C Central Avenue, Hounslow, Middlesex, TW3 2QH	£200,000+	Mixed-Use
97	121 Heage Road, Ripley, Derbyshire, DE5 3GE	£160,000+	Residential
98	245B Lower Addiscombe Road, Croydon, Surrey, CR0 6RD	£140,000+	Residential
99	Garden Flat, 31 Thurlow Park Road, Lambeth, London, SE21 8JP	£150,000+	Residential
100	7 Wharf Close, Poole, Dorset, BH12 2EF	£200,000+	Residential
100A	1 & 2 Joys House, Mill Lane, South Kirkby, Pontefract, West Yorkshire, WF9 3HG	£205,000+	Residential
101	16 Marshall Lake Road, Shirley, Solihull, West Midlands, B90 4PL	£190,000+	Residential
102	Flat 2, 83 Wellington Street, Luton, Bedfordshire, LU1 5AF	£75,000+	Residential
103	Flat 3, 83 Wellington Street, Luton, Bedfordshire, LU1 5AF	£75,000+	Residential
104	Flat 4, 83 Wellington Street, Luton, Bedfordshire, LU1 5AF	£70,000+	Residential
105	8B Hibbert Street, Luton, Bedfordshire, LU1 3UU	£75,000+	Residential
106	8C Hibbert Street, Luton, Bedfordshire, LU1 3UU	£75,000+	Residential
107	Garage at 61 Mitchell Avenue, Hook, Hampshire, RG27 8HG	£5,000+	Garage
108	Land and Garages adjacent to 1 Haydon Close, Colindale, London, NW9 0NR	£240,000+	Garages
109	8 & 8A Woodlands Parade, Ashford, Middlesex, TW15 1QD	£300,000+	Mixed-Use
110	168 Oval Road, Croydon, Surrey, CR0 6BN	£410,000+	Residential
110A	4 Barnsley Road, Hemsworth, Pontefract, West Yorkshire, WF9 4PY	£290,000+	Mixed-Use
111	46 Gordon Street, Northampton, Northamptonshire, NN2 6BZ	£100,000+	Residential
112	25 Recreation Terrace, Leeds, West Yorkshire, LS11 0AW	£100,000+	Residential
112A	Rose Cottage, Aldbrough Road, Witherwick, Hull, North Humberside, HU11 4TF	£45,000+	Residential

113	61 Romford Road, Stratford, London, E15 4LY	£795,000+	Residential
114	63 Tovil Close, South Norwood, London, SE20 8SZ	£260,000+	Residential
115	10 Woodland Close, Southampton, Hampshire, SO18 5RD	£125,000+	Residential
116	202-204 Melbourne Road, Leicester, Leicestershire, LE2 0DT	£275,000+	Mixed-Use
117	1A Eagle Street, Heage, Belper, Derbyshire, DE56 2AJ	£200,000+	Residential
118	25 King Street, Margate, Kent, CT9 1DD	£350,000+	Residential
119	Flat 1, Rotherwick Court, 72 Alexandra Road, Farnborough, Hampshire, GU14 6DD	£110,000+	Residential
120	21 Five Heads Road, Waterlooville, Hampshire, PO8 9NU	£175,000+	Residential
121	15-16 Hamilton Terrace, Milford Haven, Dyfed, SA73 3JB	£300,000+	Mixed-Use
122	46 Cuffley Court, Hemel Hempstead, Hertfordshire, HP2 7LS	£110,000+	Residential
123	17 Fleming Field, Shotton Colliery, Durham, County Durham, DH6 2JF	£20,000+	Residential
124	Flat 36 Samuels Tower, Longhill Avenue, Chatham, Kent, ME5 7AT	£50,000+	Residential
125	107 Fountains Place, Eye, Peterborough, Cambridgeshire, PE6 7XX	£110,000+	Residential
126	Land at Green Road, Brymbo, Wrexham, Clwyd, LL11 5DT	£60,000+	Land
127	Flat 4, 30 Crescent West, Barnet, Hertfordshire, EN4 0EJ	£335,000+	Residential
128	13 Hillrise, Abersychan, Pontypool, Gwent, NP4 8QB	£80,000+	Residential
129	Apartment 28 New Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EJ	£110,000+	Residential
130	Flat 11 Priory Court, 1 Priory Avenue, Caversham, Reading, Berkshire, RG4 7SN	£90,000+	Residential
131	26 Beachdale Close, Wingate, County Durham, TS28 5HH	£25,000+	Residential
132	23 Mallard Court, Grantham, Lincolnshire, NG31 7RW	£50,000+	Residential
133	Flat 24 Boundary Court, Union Street, Stoke-on-Trent, Staffordshire, ST1 5AB	£25,000+	Residential
134	Land at Winchester Road, Orpington, Kent, BR6 9DP	£30,000+	Land
135	6 Dashwood Road, Oxford, Oxfordshire, OX4 4SJ	£240,000+	Residential
136	20 Priory Drive, Plymouth, Devon, PL7 1PU	£210,000+	Residential
137	Flat 2 Chandos Parade, Buckingham Road, Edgware, Middlesex, HA8 6DX	£200,000+	Residential
138	Flat 2, Rear of 254B Chingford Mount Road, Waltham Forest, London, E4 8JL	£90,000+	Residential
139	5 Mill Bank, Wellington, Telford, Shropshire, TF1 1RX	£80,000+	Residential
140	185 Headfield Road, Dewsbury, West Yorkshire, WF12 9JJ	£65,000+	Residential
141	Sunnyside, The Green, Stockton Brook, Stoke-on-Trent, Staffordshire, ST9 9PD	£125,000+	Residential
142	179 Brereton Avenue, Cleethorpes, South Humberside, DN35 7RG	£45,000+	Residential
143	36 Shaldon Grove, Aston, Sheffield, South Yorkshire, S26 2DH	£90,000+	Residential
144	66 Kettering Court, 4 Brigstock Road, Thornton Heath, Surrey, CR7 8SR	£130,000+	Residential
145	66 Wythburn Road, Chesterfield, Derbyshire, S41 8DR	£50,000+	Residential
146	74 Elm Road, March, Cambridgeshire, PE15 8PG	£100,000+	Residential
147	57 High Street, Blackpool, Lancashire, FY1 2BN	£40,000+	Residential
148	20 Paxton Road, Chesterfield, Derbyshire, S41 0TN	£300,000+	Residential
149	Brooklyn Farm Broom Dykes, Houghton Bank, Heighington, Darlington, County Durham, DL2 2XL	£330,000+	Residential
150	Perry Water Tower, Crow Spinney Lane, Perry, Cambridgeshire, PE28 0SS	£350,000+	Water Tower
150A	Top Flat, 41 Selhurst Road, Selhurst, London, SE25 5QA	£140,000+	Residential
151	73 Castlereagh Street, Sunderland, Tyne and Wear, SR3 1HJ	£38,000+	Residential
152	71 Victoria Road, Scarborough, North Yorkshire, YO11 1SH	£10,000+	Commercial
153	Flat 2 Burniston Court, 90 Manor Road, Wallington, Surrey, SM6 0AD	£100,000+	Residential
154	77 Breeze Hill, Liverpool, Merseyside, L9 1DZ	£35,000+	Residential
155	43 Roman Court, High Street, Edenbridge, Kent, TN8 5LW	£10,000+	Residential
156	6 Cooperative Terrace, New Brancepeth, Durham, County Durham, DH7 7HY	£25,000+	Residential
157	36 Helmsley Street, Hartlepool, Cleveland, TS24 8QN	£20,000+	Residential
158	62 Marks Avenue, Carlisle, Cumbria, CA2 7HR	£50,000+	Residential
159	33 Murton Lane, Easington Lane, Houghton Le Spring, Tyne And Wear, DH5 0NB	£30,000+	Residential
160	17 Dene Terrace, Shotton Colliery, Durham, County Durham, DH6 2QX	£25,000+	Residential
161	33 Lowgate, Kingston upon Hull, City of Kingston upon Hull, HU1 1EA	£180,000+	Commercial
162	Dulux Decorating Centre, Petersfield Avenue, Slough, Berkshire, SL2 5EA	£2,200,000+	Commercial
163	17 Woodhorn Gardens, Wideopen, Newcastle upon Tyne, Tyne and Wear, NE13 6AG	£125,000+	Residential
164	18 & 20 Gilmour Street, Thornaby, Stockton-on-Tees, Cleveland, TS17 6JP	£55,000+	Residential
165	9 Witham Place, Boston, Lincolnshire, PE21 6LG	£100,000+	Residential
166	Flat 8, 116 Burnham Road, Chingford, Waltham Forest, E4 8PB	£100,000+	Residential
167	95C Mitcham Lane, Streatham, London, SW16 6LY	£155,000+	Residential
168	10 Ingram Road, Nottingham, Nottinghamshire, NG6 9GS	£55,000+	Residential
169	140 Grindon Lane, Sunderland, Tyne and Wear, SR3 4EL	£110,000+	Residential
170	22 Flowitt Street, Mexborough, South Yorkshire, S64 9NN	£35,000+	Residential
171	41 Roman Court, High Street, Edenbridge, Kent, TN8 5LW	£25,000+	Residential
172	62A Sycamore Street, Ashington, Northumberland, NE63 0BQ	£28,000+	Residential
173	8 Valley Court, Gray Road, Sunderland, Tyne and Wear, SR2 8BQ	£20,000+	Residential
174	19 Guildford Square, Lynemouth, Morpeth, Northumberland, NE61 5XW	£20,000+	Residential
175	63 Eskdale Place, Newton Aycliffe, County Durham, DL5 7DU	£25,000+	Residential
176	9 Cravens Cottages, Station Town, Wingate, County Durham, TS28 5EQ	£15,000+	Residential
177	20 Dorset Street, Hartlepool, Cleveland, TS25 5SP	£15,000+	Residential
178	22 Buffery Road, Dudley, West Midlands, DY2 8ED	£75,000+	Residential
179	130 Seventh Street, Horden, Peterlee, County Durham, SR8 4JQ	£15,000+	Residential
180	51 Stephen Street, Hartlepool, Cleveland, TS26 8QA	£15,000+	Residential
181	1-6 Park Croft, 76 & 78 Peel Road, Wealdstone, Harrow, HA3 7QS	£15,000+	Residential
182	Reginald Court, 64 Albemarle Road, Beckenham, Bromley, BR3 5XA	£10,000+	Residential
183	6A The Broadway Joel Street, Northwood, Middlesex, HA6 1PF	£155,000+	Residential

184	9 Carrington Avenue, De La Pole Avenue, Hull, North Humberside, HU3 6RU	£20,000+	Residential
185	56 Devonshire Street, South Shields, Tyne And Wear, NE33 5SU	£10,000+	Residential
186	18 Stanley Street, Gainsborough, Lincolnshire, DN21 1DS	£15,000+	Residential
187	1 & 2 Hebditch Cottages, Worksop, Nottinghamshire, S80 1DG	£35,000+	Residential
188	25 Duke Street, South Normanton, Alfreton, Derbyshire, DE55 2DD	£75,000+	Residential
189	14 Abram House, Manchester Road, Preston, Lancashire, PR1 3YR	£45,000+	Residential
190	20 St. Marks Road, Sunderland, Tyne and Wear, SR4 7EE	£15,000+	Residential
191	Part of Land In, Newport Pagnell, Buckinghamshire, MK16 0LG	£3,000+	Land
192	Part of Land at, Houghton Regis, Dunstable, Bedfordshire, LU5 5RE	£3,000+	Land
193	Part of Land On The East Side Of Mentmore Road, Leighton Buzzard, Bedfordshire, LU7 2UW	£3,000+	Land
194	Land On The East Side Of Ampthill Road, Flitwick, Central Bedfordshire, MK45 1UH	£2,000+	Land
195	Land Lying To The West Of Whinchat Road, Thamesmead, London, SE28 0ET	£5,000+	Land
196	Land On The North Side Of Furnace Lane, Kettering, Northamptonshire, NN16 9FB	£3,000+	Land
197	Portfolio of Thirty Two Land Plots and Roadways	£1,000+	Land
198	35 Brindley Court, Wilkins Drive, Allenton, Derby, Derbyshire, DE24 8YR	£20,000+	Residential
199	Land Adjacent to 1 The Link, Houghton Regis, Dunstable, Bedfordshire, LU5 5HQ	£20,000+	Land
200	121 London Road, St Leonards-on-Sea, East Sussex, TN37 6AU	£1,000+	Residential
200A	52 Cameron Road, Hartlepool, Cleveland, TS24 8DL	£22,000+	Residential
201	Garages at 99D Lord Street, Grimsby, South Humberside, DN31 2NF	£20,000+	Garages
202	1 Stewart Street, Peterlee, County Durham, SR8 3LQ	£25,000+	Residential
203	3 Rossall Street, Hartlepool, Cleveland, TS25 5RX	£15,000+	Residential
204	Plot F Land Lying to the North Side of Grimsdyke Cottage, Old Redding, Harrow, Middlesex, HA3 6SF	£50,000+	Land
205	Upper Floors 26 Pool Street, Caernarfon, Gwynedd, LL55 2AB	£30,000+	Residential
206	81 Pasture Street, Grimsby, North East Lincolnshire, DN32 9EP	£5,000+	Commercial
207	Garages at Southfields, Feltham Drive, Frome, Somerset, BA11 5AH	£16,000+	Garages
208	Garages 1ST, Stonewall Terrace, Feltham Drive, Frome, Somerset, BA11 5AH	£10,000+	Garages
209	Unit 2-08, 19 Wright Street, Liverpool, Merseyside, L5 8SB	£10,000+	Residential
210	Flat 11 Risingholme Court, High Street, Heathfield, East Sussex, TN21 8GB	£10,000+	Residential
211	10 Richard Terrace, Coronation, Bishop Auckland, County Durham, DL14 8SL	£25,000+	Residential
212	168 Sheriff Street, Hartlepool, Cleveland, TS26 8EG	£30,000+	Residential
213	Flat 1.12 Cardinal House, 55 Bridge Road, Birmingham, West Midlands, B8 3ST	£10,000+	Residential
214	Flat 1.08 Cardinal House, 55 Bridge Road, Birmingham, West Midlands, B8 3ST	£10,000+	Residential
215	65A Delamere Road, Hayes, Hillingdon, UB4 0NN	£155,000+	Residential
216	20 Edgington Road, Streatham, London, SW16 5BS	£230,000+	Residential
217	Unit 3.03 Cardinal House, 55 Bridge Road, Birmingham, West Midlands, B8 3ST	£10,000+	Residential
218	Unit 3.10 Cardinal House, 55 Bridge Road, Birmingham, West Midlands, B8 3ST	£10,000+	Residential
219	Land at 56 Central Wall Road, Canvey Island, Essex, SS8 9PQ	£10,000+	Land
220	Land Off Thurnham Lane, Thurnham, Kent, ME14 4QZ	£5,000+	Land
221	Garages & Land at Laverock Grove, Madeley, Crewe, Cheshire, CW3 9NL	£16,000+	Garages
222	Land Adjacent to 5 Meadow Close, North Baddesley, Southampton, Hampshire, SO52 9FQ	£5,000+	Land
223	11 Howlish View, Coundon, Bishop Auckland, County Durham, DL14 8ND	£25,000+	Residential
224	Unit 1.02 Cardinal House, 55 Bridge Road, Birmingham, West Midlands, B8 3ST	£5,000+	Residential
225	Apartment 24.3 (D) Arndale House, 89-103 London Road, Liverpool, Merseyside, L3 8JA	£10,000+	Residential
226	16 Garages to the Rear of 45 Raby Road, Hartlepool, Cleveland, TS24 8AS	£35,000+	Garages
227	Land Between 3 & 4 Maple Place, Court Lodge Road, Appledore, Ashford, Kent, TN26 2DD	£25,000+	Land
228	Land Adjacent to 17-26 Rambler Close, Trowbridge, Wiltshire, BA14 9SL	£10,000+	Land
229	Garage 17 at Woodside Close, Rainham, Essex, RM13 9PB	£10,000+	Garage
230	Land to the Rear of Farmlands Close, St. Leonards-on-Sea, East Sussex, TN37 7UE	£30,000+	Land
231	Land to the Rear of 1 Robinhood Close, Mitcham, Surrey, CR4 1JN	£10,000+	Land
232	Land at Portland Avenue, New Malden, Surrey, KT3 6BB	£10,000+	Land
233	Land South of Eden Way, Bicester, Oxfordshire, OX26 2RP	£10,000+	Land
234	Land and Roadways at Trapstyle Road, Ware, Hertfordshire, SG12 0BA	£3,000+	Land
235	Land Adjacent to 44 Darwin Drive, Tonbridge, Kent, TN10 4SD	£20,000+	Land
236	Land at Wansbeck Drive & Waveney Close, Bicester, Oxfordshire, OX26 2GP	£5,000+	Land
237	Land and Roadways at Fraser Road, Cheshunt, Hertfordshire, EN8 0JW	£1,000+	Land
238	Site 5, Mill Lane, Sindlesham, Wokingham, Berkshire, RG41 5DF	£12,000+	Land
239	69 Cardiff Road, Watford, Hertfordshire, WD18 0DS	Sold Prior	Sold Prior
240	13A Kilburn Lane, Queens Park, London, W10 4AE	Sold Prior	Sold Prior
241	1 St. James Lane, Haltwhistle, Northumberland, NE49 0BX	Sold Prior	Sold Prior
242	The Arches, 85 Childers Street, Lewisham, London, SE8 5NN	Sold Prior	Sold Prior
243	5 Roebuck Close, Horsham, West Sussex, RH13 5UL	Sold Prior	Sold Prior
244	Unit G-04 Young Village, 279-285 Scotland Road, Liverpool, Merseyside, L5 8TN	Sold Prior	Sold Prior
245	31 York Street, Thurnscoe, Rotherham, South Yorkshire, S63 0DY	Sold Prior	Sold Prior
246	16 Roman Court, High Street, Edenbridge, Kent, TN8 5LW	Sold Prior	Sold Prior
247	7 Shetland Way, Corby, Northamptonshire, NN17 2HW	Sold Prior	Sold Prior
248	1 Durham Road, Ferryhill, County Durham, DL17 8LD	Sold Prior	Sold Prior

LOT 1

27 Sanders Lane, Mill Hill, London NW7 1BX

*Guide Price
£150,000+

A Vacant Three Bedroom End of Terrace Derelict House

Tenure
Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bittacy Hill Park are within easy reach. Transport links are provided by Mill Hill East underground station (Northern line) and Hendon rail station.

Description

The property comprises a three bedroom end of terrace house in shell condition. The property has suffered from dire damage and requires a full program of refurbishment.

Accommodation
Ground Floor

Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 2

By Order of the Executors 13 Howberry Close, Edgware, Middlesex HA8 6TA

*Guide Price
£430,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Canons Park are within easy reach. Transport links are provided by Canons Park underground station (Jubilee line).

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation
Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a rear garden, a garage and off street parking.



LOT 3

By Order of a Charity
**20 Rowe Walk, Harrow,
Middlesex HA2 9AB**

*Guide Price
£150,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 17th January 2011 (thus approximately **111 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Roxeth Playground are within easy reach. Transport links are provided by South Harrow underground station (Piccadilly line) and Northolt Park rail station.

Description

The property comprises a ground floor two bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 4

**Flat 8 Melford Court, Upper Clapton Road, Clapton,
London E5 8AZ**

*Guide Price
£240,000+

A Vacant First and Second Floor Four Room Split Level Flat

Tenure

Leasehold. The property is held on a 123 year lease from 9th July 1990 (thus approximately **89 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of South Millfields Recreation Ground are within easy reach. Transport links are provided by Clapton overground station and Hackney Downs rail station.

EPC Rating D

Description

The property comprises a first and second floor four room split level flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation

First Floor

Kitchen
Two Rooms

Second Floor

Two Rooms
Bathroom
Separate WC



LOT 5

**52 Chetwynd Road, Kentish Town,
London NW5 1BY*****Guide Price
£1,100,000+****A Well Located Vacant Mid Terrace Eight Room Building.
Potential for a Loft Extension (Subject to Obtaining all
Necessary Consents)****Tenure**
Freehold**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Dartmouth Park are within easy reach. Transport links are provided by Tuffnell Park underground station (Northern line) and Kentish Town rail station.**Description**
The property comprises a mid terrace eight room building arranged over ground and two upper floors.**Accommodation**
Ground Floor
Kitchen
Three Rooms (Two with En-Suites)**First Floor**
Three Rooms (One with Open-Plan Kitchen and Two with En-Suites)**Second Floor**
Two Rooms (All with En-Suites)
Kitchen**Exterior**
The property benefits from a rear yard.**EPC Rating D**

LOT 6

**13 Belvedere Court, 82 Kings Avenue, Clapham,
London SW4 8BL*****Guide Price
£250,000+****A Vacant Second Floor Two Bedroom Flat****Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Brockwell Park are within easy reach. Transport links are provided by Clapham South underground station (Northern line) and Balham rail station.**Description**
The property comprises a second floor two bedroom flat situated within a purpose built block arranged over ground and four upper floors.**EPC Rating C****Tenure**
Leasehold. The property is held on a 120 year lease from 25th March 1988 (thus approximately **84 years unexpired**).**Accommodation**
Second Floor
Reception Room
Two Bedrooms
Kitchen
Bathroom**Exterior**
The property benefits from from and rear communal gardens, off street parking.

LOT 7

45 West Close, Ashford,
Middlesex TW15 3LN

*Guide Price
£235,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hengrove Park are within easy reach. Transport links are provided by Ashford rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors.

Accommodation

Ground Floor

Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 8

11 Blenheim Court, Sidcup,
Kent DA14 6QQ

*Guide Price
£70,000+

A Vacant First Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1947 (thus approximately 22 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Old Farm Park are within easy reach. Transport links are provided by New Eitham rail station.

Description

The property comprises a first floor two bedroom maisonette situated within a semi detached building arranged over ground and first floors.

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 9**19 Robertson Street, Hastings,
East Sussex TN34 1HL*****Guide Price
£90,000+****A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Shop and Ancillary Space on the Lower Ground, First, Second, Third and Fourth Floors.****Tenure**
Freehold**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Hastings Beach are within easy reach. Transport links are provided by Hastings rail station.

Description

The property comprises a mid terrace commercial building arranged over lower ground, ground and four upper floors.

EPC Rating C**Accommodation**
Lower Ground Floor
Ancillary Space**Ground Floor**
Shop Area**First Floor**
Ancillary Space**Mezzanine Floor**
Ancillary Space**Second Floor**
Ancillary Space**Third Floor**
Ancillary Space**Fourth Floor**
Ancillary Space**LOT 10****26 Upper Bevendean Avenue, Brighton,
East Sussex BN2 4FF*****Guide Price
£175,000+****A Vacant Three Bedroom Semi Detached House****Tenure**
Freehold**Location**

The property is situated on a residential road close to the town centre and The University of Brighton. The open spaces of Bevendean Recreation Ground are within easy reach. Transport links are provided by Moulsecomb rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors.

Accommodation
Ground Floor
Reception Room
Kitchen**First Floor**
Three Bedrooms
Bathroom**Exterior**
The property benefits from a rear garden and a garage.**EPC Rating D**

LOT 11

By Order of the Executors
94 Moulton Rise, Luton,
Bedfordshire LU2 0BJ

*Guide Price
£125,000+

A Vacant Ground and First Floor Three Bedroom Split Level
Maisonette

Tenure

Leasehold. The property is held on a 125 year lease from 9th September 1994 (thus approximately 95 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Peoples Park are within easy reach. Transport links are provided by Luton rail station.

Description

The property comprises a ground and first floor three bedroom split level maisonette situated within a purpose built building arranged over ground and three upper floors. The property requires a program of refurbishment.

Accommodation

Ground Floor
Reception Room
Kitchen
Separate WC

First Floor
Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and a detached single storey garage.

Tenancy

The LHA rate for a three bedroom property in the area is £224.38 per week per week (£11,667.76 per annum) (source: lha-direct.voa.gov.uk).

EPC Rating C



LOT 12

368 Chadwell Heath Lane, Romford,
Essex RM6 4YH

*Guide Price
£100,000+

A Vacant First Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1961 (thus approximately 36 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Little Heath are within easy reach. Transport links are provided by Newbury Park underground station (Central line) and Chadwell Heath rail station.

Description

The property comprises a first floor two bedroom maisonette situated within an end of terrace building arranged over ground and first floors.

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating E



LOT 13

Flat 2 Jade House, Ferro Road, Rainham, Essex RM13 9UQ

*Guide Price
£90,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1990 (thus approximately **91 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brookway Play Area are within easy reach. Transport links are provided by Rainham rail station.

Description

The property comprises a ground floor one bedroom flat situated within an end of terrace building arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off street parking and communal gardens.

EPC Rating C



LOT 14

2 Milton Road, Gravesend, Kent DA12 2RE

*Guide Price
£55,000+

A Vacant Mid Terrace Derelict Building

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Riverside Leisure Area are within easy reach. Transport links are provided by Gravesend rail station.

Description

The property comprises a mid terrace derelict building. The property has suffered from fire damage and is completely derelict, thus requiring a full program of works.



LOT 15

145 Bennetts Close, Mitcham,
Surrey CR4 1NS

*Guide Price
£200,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Oakleigh Way Recreation Ground are within easy reach. Transport links are provided by Colliers Wood underground station (Northern line) and Streatham Common rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens and off street parking.

EPC Rating C



LOT 16

60 Seymour Road, Leyton,
London E10 7LY

*Guide Price
£15,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 60 year lease from 12th November 1964 (thus approximately 9 months unexpired). A section 42 notice to extend the lease has been served on the freeholder, the rights of which will be assigned to the incoming buyer.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Leyton Jubilee Park are within easy reach. Transport links are provided by Leyton Midland Road overground station and Lea Bridge rail station.

Note

There may be potential for the property to be converted into a two bedroom flat.

Description

The property comprises a ground floor one bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 17**55 Keld Avenue, Uckfield,
East Sussex TN22 5BW*****Guide Price
£235,000+****A Vacant Three Bedroom Semi Detached House****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Victoria Park are within easy reach. Transport links are provided by Uckfield rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment and repairs.

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens

EPC Rating E**LOT 18****51 Saunders Street, Gillingham,
Kent ME7 1HX*****Guide Price
£100,000+****A Vacant Three Bedroom End of Terrace House****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Great Lines Heritage Park are within easy reach. Transport links are provided by Gillingham rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors.

EPC Rating E**Accommodation**

Lower Ground Floor
Cellar

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 18A

Flat 2, 45 Fox Lane, Palmers Green,
London N13 4AJ

*Guide Price
£75,000+

A Vacant Ground Floor Studio Flat

Tenure Leasehold. The property is held on a 125 year lease from 15th June 2018 (thus approximately 119 years unexpired).	Description The property comprises a ground floor studio flat situated within an end of terrace building arranged over ground and first floors.
Location The property is situated on a residential road close to local shops and amenities. The open spaces of Broomfield Park are within easy reach. Transport links are provided by Arnos Grove underground station (Piccadilly line) and Palmers Green rail station.	Accommodation Ground Floor Studio Room Bathroom EPC Rating E



LOT 19

35 George Street, Luton,
Bedfordshire LU1 2AQ

*Guide Price
£275,000+

A Commercial Investment Let to Coral Producing £42,000 Per Annum

Tenure Freehold	Description The property comprises a mid terrace building arranged to provide a ground floor shop with first floor ancillary accommodation.
Location The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Primark, Santander and Subway. The open spaces of Brantwood Park are within easy reach. Transport links are provided by Luton rail station.	Accommodation Ground Floor Retail Area First Floor Ancillary Space EPC Rating C
Tenancy The property is subject to a lease to Coral at a rent of £42,000 per annum.	



LOT 20

6 Week Completion Available
17A Brook Parade, Chigwell,
Essex IG7 6PQ

***Guide Price**
£240,000+

A Second Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £21,300 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of The Green are within easy reach. Transport links are provided by Chigwell underground station (Central line).

Description

The property comprises a second floor two bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 2nd November 2023 at a rent of £1,775 per calendar month.

EPC Rating D

Tenure

Leasehold. The property is held on a 999 year lease from 8th November 1978 (thus approximately **954 years unexpired**).

Accommodation

Second Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior

The property benefits from a private rear garden and separate garage.



LOT 20A

Baker Cottage, 50 Staploe Lane, Staploe, St. Neots,
Cambridgeshire PE19 5JA

***Guide Price**
£130,000+

A Vacant Two Bedroom Semi Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. Transport links are provided by St. Neots rail station.

Description

The property comprises a two bedroom semi detached house arranged over ground and first floors

EPC Rating G

Accommodation

Ground Floor
 Open Plan Reception Room/Kitchen
 Bedroom with En Suite
 Study

First Floor

Bedroom

Exterior

The property benefits from both front and rear gardens, as well as an outbuilding to the rear.



LOT 21

33 Beechwood Gardens, Slough, Buckinghamshire SL1 2HW

*Guide Price
£100,000+

A Vacant Ground Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1962 (thus approximately **37 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Salt Hill Park are within easy reach. Transport links are provided by Slough underground (Elizabeth line) and rail stations.

Description

The property comprises a ground floor two bedroom maisonette situated within a semi detached building arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating C



LOT 22

147 Denmark Street, Plaistow, London E13 8JX

*Guide Price
£120,000+

A Vacant Ground Floor One Bedroom Maisonette

Tenure

Leasehold. The property is held on a 189 year lease from 25th December 1973 (thus approximately **138 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Keir Hardie Recreation Ground are within easy reach. Transport links are provided by Canning Town underground station (Jubilee line) and West Ham rail station.

Description

The property comprises a ground floor one bedroom maisonette situated within a mid terrace building arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C



LOT 23

9 Hay Road, Chichester,
West Sussex P019 8BD

*Guide Price
£165,000+

A Vacant Three Bedroom Semi Detached House. Potential for Conversion to HMO (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Florence Park are within easy reach. Transport links are provided by Chichester rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation

Ground Floor

Two Rooms

First Floor

Three Rooms

Exterior

The property benefits from a rear patio garden.



LOT 24

60, 60A & 60B High Street, Aveley, South Ockendon,
Essex RM15 4BX

*Guide Price
£275,000+

A Prominent Corner Building Arranged to Provide a Ground Floor Shop, Ground Floor Office, and First and Second Floor Split Level Three Bedroom Flat. Fully Let Producing £22,800 Per Annum. Rent Reviews Outstanding.

Tenure

Freehold

Description

The property comprises a mixed use corner building arranged to provide a ground floor shop, a ground floor office and a first and second floor split level three bedroom split level flat.

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Aveley Recreation Park are within easy reach. Transport links are provided by Purfleet rail station.

EPC Rating

60: C

60a: D

60b: D

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
60 & 60A	Ground, First and Second	Ground Floor - Shop Area, Kitchen, WC First Floor - Reception Room, Kitchen, Two Bedrooms, Bathroom Second Floor - Bedroom	20 year lease from 1st May 2013 with rent reviews every 5 years. 2023 Rent Review Outstanding.	£15,000 Per Annum
60B	Ground	Office Space	12 months from 1st March 2023	£7,800 Per Annum

Current Rent Reserved £22,800 Per Annum



LOT 25

In the Same Family Ownership for 80 Years
11 Roseleigh Avenue, Highbury,
London N5 1SP

*Guide Price
£1,150,000+



A Substantial Vacant Five Bedroom Mid Terrace House. Potential to Covert into Multiple Flats (Subject to Obtaining all Relevant Consents)

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Highbury Fields are within easy reach. Transport links are provided by Arsenal underground station (Piccadilly line) Drayton Park and Highbury & Islington Park stations (Victoria, Northern & Overground Lines).

Description

The property comprises a five bedroom mid terrace house arranged over ground, lower ground and two upper floors.

Exterior

The property benefits from a rear garden

Accommodation

Lower Ground Floor

Basement Room

Lower Ground Floor Mezzanine

Kitchen

Ground Floor

Two Reception Rooms

Ground Floor Mezzanine

Separate WC

Bathroom

First Floor

Three Bedrooms

First Floor Mezzanine

Bathroom

Separate WC

Second Floor

Two Bedrooms

Tenure

Freehold

LOT **25A****7 Highwood Lane, Loughton,
Essex IG10 3LS*****Guide Price
£285,000+****A Three Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £24,000 Per Annum****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Roding Valley Recreation Ground are within easy reach. Transport links are provided by Loughton underground station (Central line).

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors

EPC Rating D**Accommodation****Ground Floor**

Reception Room
Kitchen
Utility Room
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 24th September 2023 at a rent of £2,000 per calendar month.

LOT **26****48 Staverton Crescent, Lincoln,
Lincolnshire LN6 0YW*****Guide Price
£60,000+****A Vacant Three Bedroom End of Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Birchwood Fields are within easy reach. Transport links are provided by Hykeham rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires some refurbishment.

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from both front and rear gardens and off street parking.

EPC Rating D

LOT 26A

Flat 4, 49 Elm Grove, Southsea,
Hampshire PO5 1JF

*Guide Price
£40,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 25th December 1985 (thus approximately **86 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Description
The property comprises a first floor two bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Southsea Common are within easy reach. Transport links are provided by Portsmouth & Southsea rail station.

EPC Rating E



LOT 27

47A Colchester Road, Southend-on-Sea,
Essex SS2 6HW

*Guide Price
£60,000+

A Vacant First Floor One Bedroom Flat Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Description
The property comprises a first floor one bedroom flat situated within a end of terrace building arranged over ground and first floors.

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom
Separate WC

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Gainsborough Park are within easy reach. Transport links are provided by Prittlewell rail station.

EPC Rating F



LOT 28

Flat 1, 44 Gordon Avenue, Bognor Regis, West Sussex P022 9LS

*Guide Price
£75,000+

A Ground Floor One Bedroom Flat Offered with Vacant Possession

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hotham Park are within easy reach. Transport links are provided by Bognor Regis rail station.

Description

The property comprises a ground floor one bedroom flat situated within a mid terrace building arranged over ground and first floors.

Tenure

Share of Freehold. The property is held on a 999 year lease from 25th December 1987 (thus approximately **963 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom & WC

Exterior

The property benefits from a private rear garden

EPC Rating D



LOT 28A

12 Week Completion Available or Earlier if Required 18 Church Lane Avenue, Coulsdon, Surrey CR5 3RT

*Guide Price
£425,000+

A Vacant Three Bedroom Detached Bungalow Offered With Planning Permission for the Erection of First and Second Floors as Well as a Rear Ground Floor Extension to Convert the Property in to a Five Bedroom House.

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Rickman Hill Playground are within easy reach. Transport links are provided by Coulsdon South rail station.

Planning

Reigate & Banstead Borough Council granted the following planning permission (ref: 22/01419/F) on 7th September 2022: 'Extension and alteration to the dwelling to create a first and second floor with a pitched roof with hip to gable enlargement with three dormers in the rear roof slope and 3 rooflights to the front. The construction of a rear ground floor extension and the demolition of the existing garage'.

Description

The property comprises a three bedroom detached bungalow GIA approx: (891 Sq ft).

Proposed Accommodation

Ground Floor
Two Large Reception Rooms
Kitchen
Study
Bathroom
Separate WC

First Floor

Three Bedrooms
Two Bathrooms
Dressing Room

Second Floor

Two Bedrooms

GIA Approx: 2,049 Sq ft (excl. garage)

Exterior

The property benefits from a rear garden and off street parking.

EPC Rating E



LOT 29

Castle Brewery, Brewery Lane, Cockermouth,
Cumberland CA13 9NE

*Guide Price
£900,000+



A Brewery Site Measuring Approximately 1.73 Acres with Multiple Buildings Extending Approximately 63,125 sq ft (5,864 sq m). Part of the Property has Lapsed Planning Permission for Residential Conversion. Part of the Property will be Let to Carlsberg - Marston on a 6 Month License from Completion at a Rent of £2,500 Per Calendar Month.

Tenure

Majority Freehold with a small part of the property being held on a 700 year lease with no restrictions.

Description

The lot comprises of a brewery complex of various buildings including a five storey Grade II Listed building with lapsed planning permission for conversion to residential. The property is situated on a substantial plot of land measuring approximately 1.73 Acres (7,001 sq m).

Location

The site is situated in the town centre of Cockermouth, adjacent to the river Cocker and Cockermouth Castle 20 miles from Carlisle and within close proximity to the Ford World Rally team headquarters. Cockermouth has an expanding population with significant recent residential development.

Tenancy

Part of the property will be let on a 6 month licence to Carlsberg - Marston from completion at a rent of £2,500 pcm.

Planning

Part of the property, the former maltings building was previously granted listed building consent in 2012 for the conversion to residential to create 16 flats (Two & Three beds) which has now lapsed. Ref: 2/2012/0264.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

LOT 30

By Order of the Executors
**372 Prestwick Road, Watford,
 Hertfordshire WD19 6UJ**

*Guide Price
£230,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Pinner Wood are within easy reach. Transport links are provided by Carpenders Park underground station (Overground line).

Description
 The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
 Reception Room
 Kitchen

First Floor
 Two Bedrooms
 Bathroom
 Separate WC

Exterior
 The property benefits from both front and rear gardens.



LOT 30A

**22 Cooksley Road, Bristol,
 Avon BS5 9DN**

*Guide Price
£180,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of St George Park are within easy reach. Transport links are provided by Lawrence Hill rail station.

Description
 The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation
Ground Floor
 Through Reception Room
 Kitchen
 Utility Room

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden.

EPC Rating D



LOT 31

39 Revesby Street, South Shields,
Tyne And Wear NE33 4SY

*Guide Price
£20,000+

A Vacant Ground Floor Two Bedroom Flat. ERV: £5,684.64 Per Annum (Source: LHA Rate)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of West Park are within easy reach. Transport links are provided by Tyne Dock rail station.

Description

The property comprises a ground floor two bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 32

20 Ivy Road, Leicester,
Leicestershire LE3 0DF

*Guide Price
£70,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Westcotes Park are within easy reach. Transport links are provided by Leicester rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating E



LOT 33

**43 Parsons Street, Banbury,
Oxfordshire OX16 5NA*****Guide Price
£100,000+****A Vacant Eight Room Mid Terrace Building****Tenure**
Freehold**Accommodation**
Ground Floor
Four Rooms**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of People's Park are within easy reach. Transport links are provided by Banbury rail station.

First Floor
Kitchen
Three Rooms
Bathroom**Second Floor**
Room**Description**

The property comprises a eight room mid terrace building arranged over ground and two upper floors.



LOT 34

**8 Ripon Close, Chadderton, Oldham,
Lancashire OL9 8QN*****Guide Price
£60,000+****A Vacant Three Bedroom End of Terrace House****Tenure**
Freehold**Accommodation**
Ground Floor
Reception Room
Kitchen**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Crossley Playing Fields are within easy reach. Transport links are provided by Moston rail station.

First Floor
Three Bedrooms
Bathroom**Exterior**

The property benefits from both front and rear gardens, off street parking and a garage.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.



LOT

34A

8 Symons Terrace, Redruth,
Cornwall TR15 1AA

*Guide Price
£110,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of East End Park are within easy reach. Transport links are provided by Redruth rail station.

Description
The property comprises a two bedroom mid terrace house arranged over ground and two upper floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Utility Room
Separate WC

First Floor
Two Bedrooms
Bathroom

Attic Floor
Room

Exterior
The property benefits from a rear garden, off street parking and a garage.



LOT

35

Flat A, 58B Peckham Hill Street, Southwark,
London SE15 5JY

*Guide Price
£110,000+

A Vacant Lower Ground Floor Studio Flat

Tenure
Leasehold. The property is held on a 999 year lease from 1st January 2006 (thus approximately 981 years unexpired).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Summer Road Park are within easy reach. Transport links are provided by Peckham Rye overground and rail stations.

EPC Rating C

Description
The property comprises a lower ground floor studio flat situated within a mid terrace building arranging over lower ground, ground and first floors.

Accommodation
Lower Ground Floor
Studio Room
Bathroom



LOT 36

55 Granary Mansions, Erebus Drive, Thamesmead, London SE28 0GH

*Guide Price
£220,000+

A Vacant Ninth Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 24th June 2003 (thus approximately **979 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Gallion's Park are within easy reach. Transport links are provided by Woolwich Arsenal rail station and DLR.

Description

The property comprises a ninth floor two bedroom flat situated within a purpose built building arranged over ground and ten floors.

Accommodation

Ninth Floor

Reception Room
Kitchen
Two Bedrooms (One with En Suite)
Bathroom

Exterior

The property benefits from a private balcony

EPC Rating B



LOT 37

Flat 5 Stanmore Towers, Church Road, Stanmore, Middlesex HA7 4DE

*Guide Price
£200,000+

A Fourth Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,400 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 14th July 2000 (thus approximately **976 years unexpired**).

Description

The property comprises a fourth floor one bedroom flat situated within a purpose built building arranged over ground and eight upper floors.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 20th August 2023 at a rent of £1,450 per calendar month.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Stanmore Country Park are within easy reach. Transport links are provided by Stanmore Underground Station (Jubilee Line).

Accommodation

Fourth Floor

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C



LOT **37A**

**9 Rowland Hill Centre
Kidderminster, Worcestershire DY10 1EJ**

***Guide Price
£2,400,000+**



A Substantial Shopping Centre Comprising of 21 Retail Units Part Let Producing £273,460 Per Annum. Potential for Residential Development (Subject to Obtaining all Relevant Consents)

Tenure: Leasehold. The property is held on a 125 year lease from 9th June 1975 (thus approximately 80 years unexpired) at a rent reserve of £24,000 per annum exclusive geared to 8% of the estimated rental value.

Current Rent Reserved £273,460 per annum.

Location: The shopping centre is situated in the centre of Kidderminster and is home to various shops and amenities. The open spaces of Brinton Park are within easy reach. Transport links are provided by Kidderminster rail station.

Exterior: The property benefits from 50 car parking spaces

Shopping Centre Comprising of 21 Retail Units

Accommodation and Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Terms	Current Annual Rent
Unit 1	Ground	290 Sq Ft / 26.98 SqM	Photographic Retail 2008 Ltd /Max Spielmann Ltd	10 years from 23/01/2013 (holding over)	£13,200
Unit 2	Ground & First	1,789 Sq Ft / 166.2 SqM 1,421 Sq Ft / 131.99 SqM	Santander Plc	8 years from 10/08/2012	£57,000
Unit 3	Ground & First	1,131 Sq Ft / 105.1 SqM 587 Sq Ft / 54.5 SqM	Sally Salon Services	10 years from 11/04/2012	£35,400
Unit 4 & Part 5	Ground & First	1,413 Sq Ft / 131.3 SqM 1,460 Sq Ft / 135.6 SqM	Vacant	Vacant	Vacant
Unit 5	Ground	677 Sq Ft / 62.9 SqM	Vacant	Vacant	Vacant
Unit 6A	Ground	877 Sq Ft / 81.45 SqM	Individuals t/a Excellent Eyebrows	5 years from 07/02/2022	£9,360
Unit 7	Ground & First	866 Sq Ft / 80.47 SqM 854 Sq Ft / 79.3 SqM	Vacant	Vacant	Vacant
Unit 8	Ground & First	780 Sq Ft / 72.5 SqM 398 Sq Ft / 37 SqM	Vacant	Vacant	Vacant
Unit 9	Ground & First	958 Sq Ft / 89 SqM 497 Sq Ft / 46.2 SqM	Vacant	Vacant	Vacant
Unit 10	Ground & First	981 Sq Ft / 91.1 SqM 475 Sq Ft / 44.1 SqM	Vacant	Vacant	Vacant
Unit 11	Ground & First	1,064 Sq Ft / 98.8 SqM 410 Sq Ft / 38.1 SqM	Vacant	Vacant	Vacant
Unit 12 & 18A	Ground & First	2,339 Sq Ft / 217.3 SqM 946 Sq Ft / 87.9 SqM	ECSD Ltd - Leading Labels	Tenancy At Will	Nil
Unit 14	Ground & First	2,457 Sq Ft / 228.3 SqM 1,080 Sq Ft / 100.3 SqM	Vacant	Vacant	Vacant
Unit 15/16	Ground and First	2,886 Sq Ft / 249 SqM 2,132 Sq Ft / 198.1 SqM	Vacant	Vacant	Vacant
Unit 17	Ground & First	2,680 Sq Ft / 249 SqM 2,704 Sq Ft / 251.2 SqM	Vacant	Vacant	Vacant
Unit 18B	Ground & First	2,060 Sq Ft / 191.34 SqM 182 Sq Ft / 16.9 SqM	Café Pacifico Kidderminster Ltd	10 years from 27/01/2014 (holding over)	£24,000
Kiosk 1/Unit 13B	Ground	N/a	Vacant	Vacant	Vacant
Unit 4A Vicar Street	Ground	887 Sq Ft / 82.4 SqM	Vicar Street Nails	Edit	£24,000
Unit 5B Vicar Street	Ground	1,496 Sq Ft / 139 SqM	Chapman & Meyers Options	10 years from 07/03/2013	£60,000
Unit 6C Vicar Street	Ground & First	936 Sq Ft / 87 sqM 226 Sq Ft / 21 SqM	Warren James (Jewellers) Ltd	10 years from 04/09/2017	£32,500
Unit 7D Vicar Street	Ground	1,114 Sq Ft / 103.45 sqM	Individuals t/a Easy Lounge Coffee Shop	20 years from 10/05/2022	£18,000



LOT 38

97 Derby Road, Chellaston,
Derby DE73 5SB

*Guide Price
£215,000+

A Substantial Vacant Three Bedroom Semi Detached House. Potential for Extensions (Subject to Obtaining all Relevant Consents).

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Draycott Playing Fields are within easy reach. Transport links are provided by Spondon rail station.

Description
The property comprises a three bedroom semi detached house arranged over ground, lower ground and first floors. The property requires a program of refurbishment.

Accommodation
Lower Ground Floor
Basement

Ground Floor
Through Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a double fronted garage, off street parking and a rear garden.

EPC Rating E



LOT 38A

2A Portnall Road, Maida Vale,
London W9 3BA

*Guide Price
£325,000+

A Semi Detached Building Arranged to Provide a Ground Floor One Bedroom Flat and First Floor Flat Sold off on a Long Lease. Potential to Extend (Subject to Obtaining all Necessary Consents)

Tenure
Freehold

Description
The property comprises a ground floor one bedroom flat situated within a semi detached building arranged over ground and first floors. Plans have been drawn up to extend the basement level to convert the property into a large two bedroom flat. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Paddington Recreation ground Park are within easy reach. Transport links are provided by Westbourne Park underground station.

Accommodation
Basement
Large Cellar

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

First Floor
Not Inspected - Sold Off on a 125 Year Lease from 29th September 2004



LOT 39

6 Luton Road, Chatham,
Kent ME4 5AA*Guide Price
£170,000+**A Mixed Use Investment Part Let Producing £4,800 Per Annum****Tenure**
Freehold**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Gillingham Park are within easy reach. Transport links are provided by Chatham rail station.

Description

The property comprises a mid terrace building arranged to provide a lower ground floor studio flat, a ground floor studio flat, a ground floor retail unit and a first and second floor two bedroom split level flat. The flats require a program of refurbishment, renovation and modernisation (all flats are vacant).

Accommodation
Lower Ground Floor
Studio Flat**Ground Floor**
Studio Flat (Kitchen not Fitted)**Ground Floor**
Retail Unit**First and Second Floor Flat****First Floor**
Reception Room
Bathroom
Kitchen**Second Floor**
Two Bedrooms**Exterior**

The lower ground floor studio flat benefits from a private rear garden.

Tenancy

The retail unit is subject to a lease at a rent of £400 per calendar month.



LOT 40

33 Ridgeway East, Sidcup,
Kent DA15 8RY*Guide Price
£250,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Avery Hill Park are within easy reach. Transport links are provided by Falconwood rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Double Reception Room
Kitchen**First Floor**
Three Bedrooms
Bathroom**Exterior**

The property benefits from both front and rear gardens with rear vehicular access.

EPC Rating F

LOT 40A

70 Milton Road, Gillingham,
Kent ME7 5LW

*Guide Price
£100,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Gillingham Park are within easy reach. Transport links are provided by Rochester rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating G



LOT 41

5 Lorne Street, Liverpool,
Merseyside L7 0JP

*Guide Price
£65,000+

A Vacant Six Bedroom Semi Detached House. Potential for Extensions or Conversion to HMO (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Newsham Park are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

Description

The property comprises a six bedroom semi detached house arranged over ground and two upper floors. The property requires a program of refurbishment.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Utility
Bathroom

First Floor

Four Bedrooms
Bathroom

Second Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.



LOT 42

15 Stephenson Street, Gateshead,
Tyne And Wear NE8 4XJ*Guide Price
£25,000+**A Vacant Ground Floor Two Bedroom Flat. ERV: £5,684.64 Per Annum (Source: LHA Rate)****Tenure**

Leasehold. The property is held on a 999 year lease from 10th September 2004 (thus approximately **980 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Saltwell Park are within easy reach. Transport links are provided by Dunston rail station.

Tenancy

The LHA rate for a two bedroom property in the area is £109.32 per week (£5,684.64 per annum) (source: lha-direct.voa.gov.uk).

Description

The property comprises a ground floor two bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating E

LOT 43

129 Heaton Avenue, Romford,
Essex RM3 7HL*Guide Price
£200,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bosworth Field are within easy reach. Transport links are provided by Harold Wood underground station (Elizabeth line) and rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation

Ground Floor
Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D

LOT 44

Ground Floor Flat, 2 Myddleton Road, Bounds Green, London N22 8NS

*Guide Price
£195,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1959 (thus approximately **34 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of White Hart Lane Recreation Ground are within easy reach. Transport links are provided by Bounds Green underground station (Piccadilly line) and Bowes Park rail station.

EPC Rating E

Description

The property comprises a ground floor one bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 45

1 Larkhill, Bexhill-on-Sea, East Sussex TN40 1QZ

*Guide Price
£200,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Egerton Park are within easy reach. Transport links are provided by Bexhill rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors,

EPC Rating D

Accommodation

Ground Floor
Reception Room with Open-Plan Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and a garage.



LOT 45A**13 John Cornwall V C House, Grantham Road, Newham,
London E12 5LY*****Guide Price
£145,000+****A Fourth Floor Four Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £17,760 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 10th February 2003 (thus approximately **104 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Little Ilford Park are within easy reach. Transport links are provided by Manor Park rail station (Elizabeth Line).

Description

The property comprises a fourth floor four bedroom flat situated within a purpose built block arranged over ground and thirteen upper floors.

Accommodation**Fourth Floor**

Reception Room with Open Plan
Kitchen
Four Bedrooms
Bathroom with WC and wash basin
Store Room

Exterior

The property benefits from communal gardens.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,480 per calendar month.

EPC Rating C**LOT 46****By Order of the LPA Receivers
Flat 1, 105 Crown Dale, Crystal Palace,
London SE19 3NY*****Guide Price
£300,000+****A Ground Floor Three Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £27,000 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 1st June 2007 (thus approximately **108 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Norwood Park are within easy reach. Transport links are provided by Gipsy Hill rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 36 months commencing 22nd November 2021 at a rent of £2,250 per calendar month.

Current Rent Reserved £27,000 per annum

EPC Rating C**Description**

The property comprises a ground floor three bedroom flat situated within a purpose built block arranged over ground and four upper floors.

Accommodation**Ground Floor**

Reception Room with Open-Plan
Kitchen
Three Bedrooms (Two with En-Suites)
Bathroom

Exterior

The property benefits from a private balcony, communal gardens, and an allocated parking space.

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.



LOT 47

6 Whitehouse Meadows, Leigh-on-Sea,
Essex SS9 5TY

*Guide Price
£220,000+

A Vacant Four Bedroom Mid Terrace House with Off Street Parking and a Garage

Tenure
Freehold

Location
The property is situated on a quiet residential road with local shops and amenities nearby. The home is within catchment areas of several outstanding schools including Eastwood Academy & St Christopher School. There are good Transport links nearby with Southend Airport rail station within reach.

Description
The property comprises a four bedroom mid terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Four Bedrooms
Bathroom

Exterior
The property benefits from a rear garden, off street parking and a garage.

EPC Rating F



LOT 48

101 Llanover Road, Wembley,
Middlesex HA9 7LW

*Guide Price
£600,000+

A Residential Investment Comprising an End of Terrace Building Arranged to Provide Five Self-Contained Studio Flats. Fully Let on a 10 Year Lease to a Housing Association Producing £60,000 Per Annum.

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of King Edward VII Park are within easy reach. Transport links are provided by North Wembley underground station (Bakerloo line) and North Wembley rail station.

Description
The property comprises an end of terrace house over ground and first floors internally arranged to provide five self-contained studio flats with a total combined GIA of approximately 1,227 sq ft.

Tenure
Freehold

Tenancy
The five self-contained flats are let on a single lease to a housing association for a term of 10 years commencing June 2022 at a rent of £60,000 per annum.

EPC Rating D



Accommodation Schedule

Floor	Accommodation
Ground	3 x studio flats with en-suites, communal kitchen
First	2 x studio flats with en-suites, communal kitchen

LOT 48A

21 Westview Drive, Woodford Green,
Essex IG8 8LX

*Guide Price
£170,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 25th March 1979 (thus approximately **80 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Roding Valley Park are within easy reach. Transport links are provided by South Woodford underground station (Central line) and Goodmayes rail station.

EPC Rating C

Description
The property comprises a ground floor two bedroom flat situated within a mid terrace building arranged over ground and first floor.

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 49

62 Willesden Lane, Willesden,
London NW6 7RL

*Guide Price
£975,000+

A Freehold Residential and Ground Rent Investment Comprising a Shop (Sold off on a Long Lease) and Seven Self-Contained Studio Flats. Fully Let on a 10 Year Lease to a Housing Association Producing £100,800 Per Annum.

Location
The property is situated on Willesden Lane to local shops and amenities. The open space of Kilburn Grange Park is within easy reach. Transport links are provided by Kilburn underground station (Jubilee line) and Kilburn High Road rail station.

Description
The property comprises a mid terrace building arranged to provide a ground floor shop and seven self contained studio flats on the two upper floors with a total combined GIA of approximately 1,799 sq ft.

Accommodation Schedule

Floor	Accommodation
Ground Floor	Commercial unit (sold off on a 999 year lease), 2 x studio flats with en-suites
First Floor	3 x studio flats with en-suites
Second Floor	2 x studio flats both with en-suites and balcony.

Exterior
The property benefits from a rear garden and a terrace at the second floor.

Tenancy
The seven self-contained flats are let on a single lease to a housing association for a term of 10 years commencing June 2022 at a rent of £100,800 per annum.



LOT 50

23 Errol Gardens, Hayes,
Middlesex UB4 9EP

*Guide Price
£100,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure Leasehold. The property is held on a 99 year lease from 25th March 1953 (thus approximately 28 years unexpired).	Description The property comprises a ground floor two bedroom flat situated within a semi detached building arranged over ground and first floors.
Location The property is situated on a residential road close to local shops and amenities. The open spaces of Belmore Playing Fields are within easy reach. Transport links are provided by Hayes & Harlington underground station (Elizabeth line) and rail station.	Accommodation Ground Floor Reception Room Kitchen Two Bedrooms Bathroom
EPC Rating F	Exterior The property benefits from both front and rear gardens.



LOT 50A

Pete's Paddock, Thame Road, B4011, Bicester,
Oxfordshire OX25 1TE

*Guide Price
£180,000+

A Plot of Commercial Land Measuring Approximately 5.22 Acres (227,387 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents).

Tenure Freehold	Note The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should refer to the legal pack for the accurate site boundary and any consents or rights over the land. Purchasers are deemed to rely on their own enquiries with regard to precise measurements and any possible development potential or alternative uses for this land plot.
Location The land is situated on a residential road close to local shops and amenities. The open spaces of Garth Park are within easy reach. Transport links are provided by Bicester North rail station.	
Description A commercial parcel of land measuring approximately 5.22 acres (227,387 sq ft). We have been advised by the seller that the site has been used for car boot sales, wedding receptions, car rallies, antique fairs and other public events for the last 22 years.	Further Information The vendor has informed us that there are three ramshackle outbuildings included in the land which could have further development potential (subject to obtaining all necessary consents) and river to the bottom of the site.



LOT 51

16A Alpha Road, Croydon,
Surrey CR0 6TH*Guide Price
£250,000+**A Vacant Two Bedroom Semi Detached House****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Wandle Park are within easy reach. Transport links are provided by West Croydon overground and rail station.

Description

The property comprises a two bedroom semi detached house arranged over ground and first floors.

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating F

LOT 52

47 Palatine Road, Blackpool,
Lancashire FY1 4BX*Guide Price
£30,000+**A Vacant Fourteen Room Mid Terrace Former Hotel****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Stanley Park are within easy reach. Transport links are provided by Blackpool North rail station.

Description

The property comprises a fourteen room former hotel situated within a mid terrace building arranged over ground and two upper floors.

EPC Rating C**Accommodation****Ground Floor**

Kitchen
Four Rooms
Bathroom

First Floor

Six Rooms (Four En-Suite)
WC

Second Floor

Four Rooms
WC

Exterior

The property benefits from a rear garden.



LOT 52A

Flat 6 Dorcas Court, Watchetts Road, Camberley,
Surrey GU15 2UZ

*Guide Price
£60,000+

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1987 (thus approximately 62 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Frimley Park are within easy reach. Transport links are provided by Blackwater rail station.

Description

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Second Floor

Reception room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off street parking.



LOT 53

Store Room 3 103-105 Harley Street, Marylebone,
London W1G 6AJ

*Guide Price
£55,000+

A Well Located Vacant Store Room

Tenure

Leasehold. The property is held on a 99 year lease from 16th October 1956 (thus approximately 32 years unexpired).

Location

The property is situated in the highly sought after area of Marylebone on the well known Harley Street, close to local shops and amenities. The open spaces of Regent's Park are within easy reach. Transport links are provided by Regents Park underground station (Bakerloo line) and Marylebone rail station.

Description

The property comprises a store room situated underneath a mid terrace building arranged over ground and six upper floors. Secured within a residential/ commercial building with two safeguarded access points, this store room boasts a unique opportunity to potentially expand for business or personal use with secure electric shutter entrance and exit facility. The store room can be accessed via stairs or lift for ease of transportation.

Accommodation

Lower Ground Floor
Store Room



LOT 54

**51 Stanley Road, Carshalton,
Sutton SM5 4LE*****Guide Price
£475,000+****A Vacant Three/Four Bedroom End of Terrace House****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Courtney Crescent Open Space are within easy reach. Transport links are provided by Wallington rail station.

Description

The property comprises a three/four bedroom end of terrace house arranged over ground and two upper floors.

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Second Floor

Loft Room

Exterior

The property benefits from a rear garden and off street parking.



LOT 55

**Flat 4 Norman Court, 42 Lynn Road, Ilford,
Essex IG2 7DS*****Guide Price
£90,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1981 (thus approximately **56 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Forest Garden are within easy reach. Transport links are provided by Newbury Park underground station (Central line) and Goodmayes rail station.

Description

The property comprises a ground floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Ground Floor
Reception Room with Open-Plan
Kitchen
Bedroom
Bathroom

EPC Rating D

LOT 55A | 44 Donnington Road, Willesden, London NW10 3QU

*Guide Price
£1,600,000+

A Mid Terrace Building Arranged to Provide Ten Studio Flats. Currently Let via AirBNB. Previous Annual Accounts Show a Rental Income of £236,827.58 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of King Edward VII Park are within easy reach. Transport links are provided by Willesden Green underground station (Jubilee line) and Kensal Rise overground station.

Description

The property comprises a mid terrace building arranged to provide ten studio flats arranged over ground and two upper floors.

Tenancy

Please refer to the legal pack for a detailed schedule of rental income. Annual income figures:

July 2021-June 2022: £165,026
July 2022-June 2023: £236,827

Accommodation

Ground Floor

Four Studio Rooms (Each with Kitchenette and En-Suite)

First Floor

Four Studio Rooms (Each with Kitchenette and En-Suite)

Second Floor

Two Studio Rooms (Each with Kitchenette and En-Suite)

Exterior

The property benefits from a rear garden.



LOT 56 | By Order of the LPA Receivers 16A Arica Road, Lewisham, London SE4 2PX

*Guide Price
£475,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hilly Fields are within easy reach. Transport links are provided by Brockley overground station and rail station.

EPC Rating D

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 57

Flats 1 & 2, 23 Malvern Road, Maida Vale, London NW6 5PS

*Guide Price
£575,000+

A Residential Investment Comprising Two Self-Contained Three Bedroom Flats over the First and Second Floors. When Fully Let on Nightly Rents the Total Combined Income is £72,270 Per Annum. A Third Flat on the Third Floor is Sold Off with a Ground Rent of £50 Per Annum.

Location

The property is situated on Malvern Road close to local shops and amenities. The open space of Paddington Recreation Ground is within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Queen’s Park rail station.

Description

The property comprises two self-contained three bedroom flats over the first and second floors with a total combined GIA of approximately 1,222 sq ft.

Tenure

Leasehold. Both flats are held on a 125 year leases from 1st May 1988 (thus approximately 90 years unexpired).

Tenancy

The two self-contained flats are currently let on a nightly basis with an income of £72,270 per annum (assuming full occupancy each night).

EPC Rating

Flat 1: D
Flat 2: D

Accommodation Schedule

Property	Floor	Accommodation
Flat 1	First	Three Bedrooms, Communal Kitchen and Bathroom
Flat 2	Second	Three Bedrooms, Communal Kitchen and Bathroom
Flat 3	Third	Sold off on a lease from 5th February 997 expiring on 5th January 2113 at a rent of £50pa rising to £250pa



LOT 58

First & Second Floors, 219A Kilburn High Road, Kilburn, London NW6 7JG

*Guide Price
£425,000+

A Residential Investment Comprising Five Self-Contained Studio Flats. When Fully Let on Nightly Rents the Total Combined Income is £77,740 Per Annum.

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1992 (thus approximately 67 years unexpired). At the buyer’s request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Description

The property comprises five self-contained studio flats arranged over first and second floors with a total GIA of approximately 1,264 sq ft. The flats have their own rear entrance.

Location

The property is situated on Kilburn High Road close to local shops and amenities. The open space of Kilburn Grange Park is within easy reach. Transport links are provided by Kilburn underground station (Jubilee line) and Kilburn High Road rail station.

Tenancy

The five self-contained flats are currently let on a nightly basis with an income of £77,740 per annum (assuming full occupancy each night).

Accommodation Schedule

Floor	Accommodation
First Floor	3 x studio flats with en-suites
Second Floor	2 x one bedroom flats with en-suites



LOT 59

531 Loose Road, Maidstone,
Kent ME15 9UQ

*Guide Price
£150,000+

A Vacant Three Bedroom Mid Terrace House. Potential for Extension (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Mote Park are within easy reach. Transport links are provided by Maidstone west rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and two upper floors.

Exterior

The property benefits from both front and rear gardens.

Accommodation

Basement

Cellar

Ground Floor

Two Reception Rooms

Kitchen

WC

First Floor

Two Bedrooms

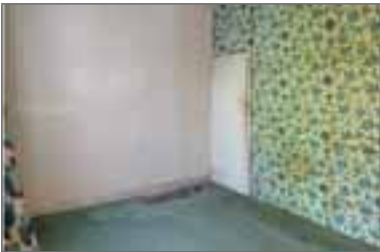
Bathroom

Separate W/C

Second Floor

Bedroom

EPC Rating D



LOT 60

16 Durham Walk, Heywood,
Lancashire OL10 3HS

*Guide Price
£60,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Queens Park are within easy reach. Transport links are provided by Castleton rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and two upper floors.

Accommodation

Ground Floor

Reception Room

First Floor

Kitchen

Bathroom

Second Floor

Two Bedrooms

Exterior

The property benefits from both front and rear gardens and a garage to the rear.



LOT **60A**

Land at the Rear of Dovedale, Ware,
Hertfordshire SG12 0XL

*Guide Price
£575,000+



A Plot of Land Measuring Approximately 0.4 Acres (1,612 sq m). Offered with Planning Permission for the Erection of 3 x Four Bedroom Houses and Ten Car Parking Spaces.

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Fonzese Park are within easy reach. Transport links are provided by Ware rail station.

Description
The lot comprises a large plot of land measuring approximately 0.4 Acres (1,612 sq m).

Proposed Accommodation
Each house will comprise of

Ground Floor
Reception Room with Open-Plan Kitchen
Reception Room
Bathroom

First Floor
Four Bedrooms
Bathroom

Exterior
Each house will benefit from a rear garden and there will also be 10 parking spaces.

Planning
East Herts Borough Council granted the following planning permission (ref: 3/22/1575/FUL) on 13th December 2023: 'Construction of three, two-storey houses, together with the creation of new vehicular and pedestrian access way and 10 car parking spaces'.

Note
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.

LOT **61**

**497A Upper Brentwood Road, Gidea Park, Romford,
Essex RM2 6LA**

*Guide Price
£110,000+

A Vacant First Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 1st March 1957 (thus approximately **32 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Raphael Park are within easy reach. Transport links are provided by Gidea Park underground station (Elizabeth line) and rail station which is a short walk away.

Description

The property comprises a first floor two bedroom maisonette situated within a semi detached building arranged over ground and first floors.

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private rear garden.

EPC Rating D



LOT **62**

**51 Trafalgar Street, Gillingham,
Kent ME7 4RW**

*Guide Price
£125,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Great Lines Heritage Park are within easy reach. Transport links are provided by Gillingham rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors.

EPC Rating F

Accommodation

Lower Ground Floor
Cellar

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.



LOT 63

**71 Bellflower Path, Romford,
Essex RM3 8JF*****Guide Price
£95,000+****A Vacant Second Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 22nd December 1986 (thus approximately **87 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bosworth Field are within easy reach. Transport links are provided by Harold Wood underground station (Elizabeth line) and rail station.

EPC Rating C**Description**

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 64

**Flat B, 57 Leigham Vale, Lambeth,
London SW16 2JQ*****Guide Price
£100,000+****A Vacant First Floor Studio Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 31st July 2009 (thus approximately **84 years unexpired**).

Description

The property comprises a first floor studio flat situated within a mid terrace house arranged over ground and first floor.

EPC Rating C**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Streatham Common are within easy reach. Transport links are provided by Tulse Hill rail station.

Accommodation

First Floor
Studio Room with Open Plan
Kitchen
Bathroom with W/C



LOT 65

2 Ingate Place, Battersea,
London SW8 3NS

*Guide Price
£300,000+

A Vacant End of Terrace Office Building. Offered with Planning Permission to be Converted to a Residential Dwelling. Further Potential to Create Another Floor or Roof Garden

Location

The property is situated in the popular area of Battersea close to local shops and amenities. The open spaces of Battersea Park are within easy reach. Transport links are provided by Battersea Power Station underground station (Northern line) and Queenstown Road rail station.

Planning

Wandsworth Borough Council granted the following planning permission on 18th December 2023 for 'Determination as to whether prior approval is required for change of use of commercial use at ground and first floor levels from (Class E) to residential (Class C3) to provide a 1 bedroom 1-person dwelling house with associated external refuse storage.' There is further potential to add an additional floor or a roof garden

EPC Rating F

Tenure

Freehold

Description

The property comprises an end of terrace office building arranged over ground and first floors.

Accommodation

Ground Floor

Office Space

First Floor

Office Space



LOT 66

By Order of the Executors
**The Firs, Main Street, Tingewick, Buckingham,
Buckinghamshire MK18 4NL**

*Guide Price
£495,000+

A Substantial Vacant Five Bedroom Detached House

Tenure

Freehold

Location

The property is situated in the village of Tingewick. Transport links are provided by A421.

Description

The property comprises a five bedroom detached house arranged over ground and first floors with secluded previously formal walled gardens. The property requires a program of refurbishment.

EPC Rating F

Accommodation

Ground Floor

Two Reception Rooms

Two Kitchens

Utility Room

First Floor

Five Bedrooms

Two Bathrooms

GIA approx 170 sq m (1,820 sq ft)

Exterior

The property benefits from both front and rear gardens and outbuildings.



LOT 67

By Order of the LPA Receivers
**28 Dundalk Road, Nunhead,
 London SE4 2JL**

*Guide Price
£650,000+

An End of Terrace Building Arranged to Provide Two Self-Contained Flats (1 x Two Bedroom, 1 x Three Bedroom)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Telegraph Hill Upper Park are within easy reach. Transport links are provided by Brockley overground and rail stations.

Description

The property comprises an end of terrace building arranged to provide a ground floor two bedroom flat and a first floor three bedroom flat.

Tenancy

We understand that the ground floor flat is subject to a lease/agreement for a term of 12 months commencing 22nd December 2022 at a rent of £1,550 per calendar month and that the first floor flat is being offered with vacant possession. Please refer to the legal pack for further information.

Accommodation

Ground Floor Flat

Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

First Floor Flat

Reception Room
 Kitchen
 Three Bedrooms
 Bathroom
 Separate WC

Exterior

The ground floor flat benefits from a private rear garden.

EPC Rating D



LOT 67A

**Flat 10 480 Hornsey Road, Islington,
 London N19 4EF**

*Guide Price
£140,000+

A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £15,365 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 5th April 2007 (thus approximately **108 years unexpired**).

Description

The property comprises a ground floor studio flat situated within a mid terrace building arranged over ground and three upper floors.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,280 per calendar month.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wray Crescent Open Space are within easy reach. Transport links are provided by Archway underground station (Northern line) and Upper Holloway rail station.

Accommodation

Ground Floor
 Studio Room
 Bathroom

EPC Rating C



LOT 68

By Order of the LPA Receivers
**Apartment 26, 392 Rotherhithe Street, Rotherhithe,
London SE16 5DS**

*Guide Price
£475,000+

A Third & Fourth Floor Split Level Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £28,800 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2002 (thus approximately **103 years unexpired**)

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Stave Hill Park are within easy reach. Transport links are provided by Canada Water underground station (Jubilee line) and Rotherhithe rail station.

Description

The property comprises a third and fourth floor split level two bedroom flat situated within a purpose built building arranged over ground and three upper floors.

Exterior

The property benefits from a private balcony, roof terrace and one off street parking space.

EPC Rating C

Accommodation

Third Floor
Bedroom (with En Suite)

Fourth Floor
Open Plan Reception Room/Kitchen
Bedroom
Bathroom

Total GIA: Approx 1,055 sq ft / 98 sq m

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing 3rd November 2023 at a rent of £2,400 per calendar month.



LOT 69

**17 Siskin Close, Bushey,
Hertfordshire WD23 2HN**

*Guide Price
£180,000+

A Second Floor One Bedroom Flat Offered with Vacant Possession

Tenure

Leasehold. The property is held on a 189 year lease from 1st January 1992 (thus approximately **156 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Fishers Park are within easy reach. Transport links are provided by Bushey and Watford High Street rail stations.

Description

The property comprises a second floor one bedroom flat situated within a purpose built building arranged over ground and two upper floors.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a designated parking space

EPC Rating C



LOT 70

**43 Southend Road, Beckenham,
Kent BR3 1SP***Guide Price
£170,000+**A Vacant Ground Floor Studio Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 21st May 2018 (thus approximately **994 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Beckenham Place Park are within easy reach. Transport links are provided by Beckenham Junction and Beckenham Hill Stations.

Description

The property comprises a ground floor studio flat situated within a purpose built block arranged over ground and one upper floor.

Accommodation**Ground Floor**

Studio Room
Kitchen
Bathroom with W/C

EPC Rating D

LOT 70A

**Garage/Workshop (B1/B2/Office), The Crest, Hendon,
London NW4 2HN***Guide Price
£425,000+**A Vacant Detached Workshop (B1/B2/Office) Offered With
Planning Permission for Conversion and a Change of Use to
Provide an Extended Office Space with the Addition of a First
Floor Studio Flat****Tenure**

Freehold

Location

The property is situated behind a parade of shops and is accessed via a service road driveway. The property is close to local shops and amenities. The open spaces of Hendon Park are within easy reach. Transport links are provided by Hendon Central underground station (Northern line).

Description

The property comprises a single story double fronted workshop/garage (B1/B2/Office).

Accommodation**Ground Floor**

Workshop/Garage

Approx. 92 sq m / 1,000 sq ft

Proposed Accommodation**Ground Floor**

Three Office Rooms all with W/C

First Floor

Studio Flat with Kitchenette and Shower Room

Planning

Barnet Borough Council granted the following planning permission (ref: 23/0804/FUL) on 26th April 2023:

'Extension and conversion of existing garage including construction of a first floor mansard roof extension with 1no. front and 1no. side dormer windows and 1no. rooflight to front to provide office space on ground floor and 1no. studio flat at first floor level'



LOT **71**

Flat 311 Beveridge Court, Saunders Way, Thamesmead, London SE28 8DZ

*Guide Price
£95,000+

A Third Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum

Tenure

Leasehold. The property is held on a 126 year lease from 15th May 1998 (thus approximately **100 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Crossway Park are within easy reach. Transport links are provided by Abbey Wood underground (Elizabeth line) and rail stations.

EPC Rating C

Description

The property comprises a third floor two bedroom flat situated within a purpose built block arranged over ground and eight upper floors.

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,100 per calendar month.



LOT **72**

51B Plashet Road, Plaistow, London E13 0QA

*Guide Price
£275,000+

A Two Bedroom Semi Detached House Subject to a Periodic Tenancy Producing £14,700 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of West Ham Park are within easy reach. Transport links are provided by Upton Park underground station (District line) and Forest Gate rail station.

Description

The property comprises a two bedroom semi detached house arranged over ground and first floors.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 7th March 2018 at a rent of £1,225 per calendar month (Holding Over). We are advised that the rent is below market value and that there may be a possibility to increase this. Buyers should rely on their own enquiries.

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from off street parking and a front garden.

EPC Rating E



LOT **73****Flat 3, 23 Surrey Road, Margate,
Kent CT9 2JR*****Guide Price
£75,000+****A Vacant First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 3rd June 2015 (thus approximately **116 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Palm Bay Beach are within easy reach. Transport links are provided by Margate rail station.

Description

The property comprises a first floor one bedroom flat situated within a semi detached building arranged over ground and two upper floors

Accommodation**First Floor**

Reception Room
Kitchen
Bedroom
Bathroom

LOT **74****By Order of the Executors
7 Harpsden Road, Henley-on-Thames,
Oxfordshire RG9 1EE*****Guide Price
£350,000+****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Marsh Meadows are within easy reach. Transport links are provided by Henley-on-Thames rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Tenancy

The LHA rate for a two bedroom property in the area is £218.63 per week (£11,108.76 per annum) [source: lha-direct.voa.gov.uk].

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating F

LOT 75

Flat 32 Belmont Court, Finchley Road, Temple Fortune,
London NW11 6XS

*Guide Price
£375,000+

A Second Floor Three Bedroom Flat Offered with Vacant Possession

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1978 (thus approximately 79 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Princes Park are within easy reach. Transport links are provided by Golders Green underground station (Northern line) and Hendon rail station.

EPC Rating D

Description

The property comprises a second floor three bedroom flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Second Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom



LOT 75A

38 Longcroft Road, Luton,
Bedfordshire LU1 5RX

*Guide Price
£200,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £17,400 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brantwood Park are within easy reach. Transport links are provided by Luton rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,450 per calendar month.

Current Rent Reserved £17,400 per annum

EPC Rating D

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from off street parking, and a rear garden.



LOT 76

2-8 Effingham Street, Rotherham,
South Yorkshire S65 1AJ

*Guide Price
£725,000+



A Commercial Investment Arranged to Provide Five Retail Units Part Let Producing £85,200 Per Annum Reflecting a Gross Initial Yield of 11.7%

Tenure

Freehold

Accommodation

Total G.I.A. Approximately 744 sq m
(8,009 sq ft)

Description

The property comprises a retail parade comprising of five retail units over ground and two upper floors.

Current Rent Reserved £85,200 Per Annum

Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Coral, Nationwide and EE. The open spaces of Minster Gardens are within easy reach. Transport links are provided by Rotherham Central rail station.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Unit 2	Ground & First	Retail Unit with Ancillary Space Total G.I.A. Approximately 220 sq m	Let to Harvey and Thompson Limited (t/a H&T Pawnbrokers) on a 15 year FRI lease from 13th December 2010	£35,000 Per Annum with a reversion in 2025
Unit 3	Ground & First	Retail Unit with Ancillary Space Total G.I.A. Approximately 26 sq m	Let on a 6 year lease from 1st May 2021 with a break clause on 30th April 2026	£4,250 Per Annum (rising by £250 every year)
Unit 4	Ground & First	Retail Unit with Ancillary Space Total G.I.A. Approximately 98 sq m	Let to Cash Shop Limited on a 10 year lease from 5th November 2012 (Holding Over)	£27,500 Per Annum
Unit 5	Ground & First	Retail Unit with Ancillary Space Total G.I.A. Approximately 125 sq m	Let to Greggs PLC on a 10 year FRI lease from 25th March 2010 (with a reversionary lease extending the existing lease by a further 5 years to expire on 24th March 2025	£18,450 Per Annum
8 Effingham Street	Second	Office Total G.I.A. Approximately 273 sq m	Vacant	Vacant

LOT 77

51 Honiton House, Exeter Road, Enfield, Middlesex EN3 7TS

*Guide Price
£110,000+

A Fifth Floor Three Room Flat Subject to an Assured Shorthold Tenancy Producing £15,600 Per Annum

Tenure

Leasehold. The property is held on a 108 year lease from 16th February 2004 (thus approximately 88 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Durants Park are within easy reach. Transport links are provided by Bush Hill Park Rail overground station and Brimsdown rail station.

Description

The property comprises a fifth floor three room flat situated within a purpose built block arranged over ground and twelve upper floors.

Accommodation

Fifth Floor

Three Rooms
Kitchen
Bathroom

Exterior

The property benefits from a private balcony.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,300 per calendar month.

EPC Rating C



LOT 78

339 London Road, Westcliff-on-Sea, Southend-on-Sea SS0 7HT

*Guide Price
£45,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Shop and a First Floor Two Bedroom Flat (Sold Off) Fully Let Producing £5,150 Per Annum

Tenure

Freehold

Description

The property comprises a mid terrace building arranged to provide a ground floor shop and a first floor two bedroom flat (sold off).

Location

The property is situated on a mixed road close to local shops and amenities. The open spaces of Chalkwell Park are within easy reach. Transport links are provided by Westcliff rail station.

EPC Rating B

Accommodation & Tenancy Schedule

Floor	Accommodation	Tenancy	Current Annual Rent
Ground	Shop Area	21 year lease from 3rd March 2012	£5,000
First	Two Bedroom Flat	125 years from 25th June 2015	£150



LOT **79****1 Herneside, Welney, Wisbech,
Cambridgeshire PE14 9SB***Guide Price
£50,000+**A Vacant Three Bedroom Semi Detached House Situated on a
Plot of Land Measuring Approximately 3,906 sq ft (362 sq m)****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of West End Park are within easy reach. Transport links are provided by Downham Market rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors.

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden, off street parking and a garage.

EPC Rating DLOT **79A****67 Holland Gardens, Brentford,
Middlesex TW8 0BG***Guide Price
£250,000+**A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2002 (thus approximately **977 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Watermans Park are within easy reach. Transport links are provided by Gunnersbury underground (District line) and overground stations and Kew Bridge rail station.

EPC Rating D**Description**

The property comprises a ground floor one bedroom flat situated within a purpose built block arranged over ground and seven upper floors.

Accommodation**Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from it's own private terrace.



LOT 80

Flat 59 Cambridge Court, Amhurst Park, Stamford Hill, London N16 5AQ

*Guide Price
£300,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1968 (thus approximately 69 years unexpired. At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Description

The property comprises a third floor two bedroom flat situated within a purpose built block arranged over ground and four upper floors.

EPC Rating C

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Allens Gardens are within easy reach. Transport links are provided by Manor House underground station (Piccadilly line) and Seven Sisters rail station.

Accommodation

Third Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a balcony and a lift.



LOT 80A

The Langford, Lower Road, West Farleigh, Maidstone, Kent ME15 0PF

*Guide Price
£450,000+

A Four Bedroom Detached House Subject to an Assured Shorthold at a Rent of £30,000 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Teston Bridge Country Park are within easy reach. Transport links are provided by East Farleigh rail station.

Description

The property comprises a four bedroom detached house arranged over ground and first floors.

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

EPC Rating D

Accommodation

Ground Floor

Reception Room
Kitchen
Dining Room
Bedroom
Study
WC

First Floor

Three Bedrooms
Two Bathrooms

Exterior

The property benefits from off street parking and a rear garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 3 years commencing 1st June 2022 at a rent of £2,500 per calendar month. Auction House London cannot confirm the validity of the tenancy agreement, or whether any rent is being paid. Please refer to the legal pack for more information.



LOT 81

Flat 10 Peninsula Quay, Pegasus Way, Gillingham, Kent ME7 1GJ

*Guide Price
£160,000+

A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,800 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hilly Fields Community Park are within easy reach. Transport links are provided by Rochester rail station.

Description

The property comprises a first floor one bedroom flat situated within a purpose built block arranged over ground and eight upper floors.

EPC Rating B

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2008 (thus approximately **983 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,150 per calendar month.



LOT 82

By Order of the Executors 13A Highwood Avenue, Woodside Park, London N12 8QL

*Guide Price
£350,000+

A Vacant First and Second Floor Two Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 2009 (thus approximately **110 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Friary Park are within easy reach. Transport links are provided by Woodside Park underground station (Northern line) and New Southgate rail station.

EPC Rating D

Description

The property comprises a first and second floor two bedroom split level flat situated within a mid terrace building arranged over ground and two upper floors.

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Second Floor

Bedroom
Bathroom



LOT

82A

15 Burden Road, Wirral,
Merseyside CH46 6BG

*Guide Price
£40,000+

A Vacant Two Bedroom Detached Bungalow

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of North Wirral Coastal Park are within easy reach. Transport links are provided by Moreton rail station.

Description
The property comprises a two bedroom detached bungalow arranged over the ground floor.

Accommodation
Ground Floor
Reception Room
Kitchen/Diner
Two Bedrooms
Bathroom
Study

Exterior
The property benefits from a rear garden.



LOT

83

2 Silver Road, Oxford,
Oxfordshire OX4 3AP

*Guide Price
£225,000+

A Vacant Two Bedroom End of Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of South Park are within easy reach. Transport links are provided by Oxford rail station.

Description
The property comprises a two bedroom end of terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating G



LOT 84

**Flat 1 198 Ladbroke Grove, Kensington and Chelsea,
London W10 5LZ*****Guide Price
£220,000+****A Lower Ground Floor Studio Flat****Tenure**

Leasehold. The property is held on a 169 year lease from 20th September 2006 (thus approximately **151 years unexpired**).

Location

The property is situated in the highly sought after area of Notting Hill close to local shops and amenities. The famous Portobello Road Market is within easy reach. Transport links are provided by Ladbroke Grove underground station (Circle and Hammersmith & City lines).

Description

The property comprises a lower ground floor studio flat situated within a mid terrace building arranged over ground, lower ground and three upper floors.

Accommodation**Lower Ground Floor**

Studio Room
Kitchen
Bathroom

EPC Rating E

LOT 85

**87 Dyke Drive, Orpington,
Kent BR5 4LY*****Guide Price
£100,000+****A Vacant Second Floor Two Room Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1973 (thus approximately **49 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Priory Gardens are within easy reach. Transport links are provided by Orpington rail station.

Description

The property comprises a second floor two room flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation**Second Floor**

Reception Room with Open-Plan
Kitchen
Two Rooms
Bathroom

EPC Rating D

LOT 85A

88 Smisby Road, Ashby-de-la-Zouch,
Leicestershire LE65 2JL

*Guide Price
£80,000+

A Vacant Seven Room Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Prestop Park are within easy reach. Transport links are provided by the A42 to the east.

Description

The property comprises a seven room mid terrace house arranged over ground and first floors.

Accommodation

Ground Floor

Three Rooms
Kitchen
Bathroom

First Floor

Four Rooms

Exterior

The property benefits from a rear garden.

EPC Rating F



LOT 86

18 Langs Road, Paignton,
Devon TQ3 2HJ

*Guide Price
£80,000+

A Vacant Two Bedroom End of Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Victoria Park are within easy reach. Transport links are provided by Paignton rail station.

Description

The property comprises a two bedroom end of terrace house arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating F



LOT **87****Katerry, Grawen Lane, Cefn Coed, Merthyr Tydfil,
Mid Glamorgan CF48 2NP***Guide Price
£80,000+**A Vacant Five Room Detached Bungalow****Tenure**
Freehold**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Godre'r Coed Field are within easy reach. Transport links are provided by Merthyr Tydfil rail station.**Description**
The property comprises a five room detached bungalow arranged over the ground floor.**Accommodation**
Ground Floor
Five Rooms
Kitchen
Bathroom**Exterior**
The property benefits from a garage, off street parking and both front and rear gardens.**EPC Rating C**LOT **88****Flat 13, 393 Liverpool Road, Islington,
London N1 1NP***Guide Price
£525,000+**A Third Floor Two Bedroom Flat Offered with Vacant Possession****Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Laycock Green are within easy reach. Transport links are provided by Highbury & Islington on underground (Victoria line) and overground rail stations.**Description**
The property comprises a third floor two bedroom flat situated within a building arranged over ground and four upper floors.**EPC Rating B****Tenure**
Leasehold. The property is held on a 125 year lease from January 2008 (thus approximately **109 years unexpired**).**Accommodation**
Third Floor
Open Plan Reception/Kitchen Room
Two Bedrooms (one with En-Suite)
Bathroom**Exterior**
The property benefits from a balcony

LOT **89**

**Flat 17 Samuels Tower, Longhill Avenue, Chatham,
Kent ME5 7AT**

*Guide Price
£50,000+

A Vacant Fifth Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 27th July 2004 (thus approximately **105 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Gillingham Park are within easy reach. Transport links are provided by Chatham rail station.

EPC Rating D

Description

The property comprises a fifth floor one bedroom flat situated within a purpose built block arranging over ground and five upper floors.

Accommodation

Fifth Floor
Reception Room
Kitchen
Bedroom
Bathroom



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LOT 90

By Order of the LPA Receivers
18 Parkfield Road, New Cross,
London SE14 6QB

*Guide Price
£550,000+



An End of Terrace Building Arranged to Provide Three Flats (2 x Two Bedrooms (One Sold Off) and 1 x Four Bedroom) Fully Let at £44,160 Per Annum

Tenure
Freehold

Description
The property comprises an end of terrace building arranged internally to provide a basement floor two bedroom flat, a ground and first floor four bedroom split level flat and a second and third floor two bedroom split level flat.

EPC Rating D

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Basement Floor	Basement	Two Bedrooms - Sold Off	Sold off on a 99 years from 19th June 2014	N/A
Ground and First Floor Flat	Ground and First	Ground - Reception Room/Kitchen, Two Bedrooms First - Two Bedrooms, Bathroom	AST (Please refer to the legal pack)	£1,980 pcm
Second and Third Floor Flat	Second and Third	Second - Two Bedrooms (One En-Suite, Bathroom Third - Reception Room/Kitchen	AST (Please refer to the legal pack)	£1,700 pcm

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Fordham Park are within easy reach. Transport links are provided by New Cross Gate overground and rail station.

Note
The property has not been inspected by Auction House London. All information has been supplied by the receiver.

Tenancy
We understand that the property is tenanted producing a combined rent of £44,160 per annum. The receivers have not had been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

LOT 90A

8 Waterloo Terrace, Bridgnorth,
Shropshire WV16 4EG

*Guide Price
£395,000+

An End of Terrace Four Storey Commercial Investment
Producing £42,000 Per Annum

Location

The property is situated at the head of a historic market town High St, with commanding views over it. The open spaces of Bridgnorth Town Park are within easy reach. Transport links are provided by the A458 to the south.

Description

The property comprises an end of terrace historic building arranged over lower ground, ground and two upper floors. The property has been recently carefully refurbished including new plastering, electrics and plumbing throughout.

Tenancy

The property is subject to a lease expiring on 6th June 2028 at a rent of £42,000 per annum.

EPC Rating E

Tenure

Freehold

Accommodation

Lower Ground Floor

Basement

G.I.A. Approximately 287 sq ft

Ground Floor

Shop Area

G.I.A. Approximately 289 sq ft

First Floor

Shop Area

G.I.A. Approximately 363 sq ft

Second Floor

Shop Area

G.I.A. Approximately 286 sq ft



LOT 91

By Order of the LPA Receivers
Sedum Cottage, Buckbury Lane, Newport,
Isle Of Wight P030 2NJ

*Guide Price
£175,000+

A Two/Three Bedroom Detached Bungalow

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Seaclose Park are within easy reach.

Description

The property comprises a two/three bedroom detached bungalow.

Tenancy

We understand that the property is occupied over the winter period however, the receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

Accommodation

Ground Floor

Open Plan Reception/Kitchen

Reception Room

Two/Three Bedrooms (One with En-Suite)

Bathroom

Exterior

The property benefits from both front and rear gardens and an outdoor swimming pool.

Note

The Receivers have advised that there is a restriction on the property that it is only to be used as a holiday let. The property has not been inspected by Auction House London. All information and photos have been taken from a report supplied by the Receiver and previous listings for the property. Buyers should rely on their own enquiries.



LOT 92

**11 Priory Place, Faversham,
Kent ME13 7HF*****Guide Price
£140,000+****A Vacant Three Bedroom End of Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Oare Gunpowder Works Country Park are within easy reach. Transport links are provided by Faversham rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and two upper floors.

EPC Rating E**Accommodation****Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.



LOT 93

**154B Ewell Road, Surbiton,
Surrey KT6 6HE*****Guide Price
£150,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 215 year lease from 25th March 1980 (thus approximately **172 years unexpired**).

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Alexandra Park are within easy reach. Transport links are provided by Surbiton rail station.

Description

The property comprises a first floor two bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C

LOT 94

19 Daltons Fen, Pitsea, Basildon,
Essex SS13 1JE

*Guide Price
£150,000+

A Vacant Three Bedroom End of Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Northlands Park are within easy reach. Transport links are provided by Pitsea rail station.

Description
The property comprises a three bedroom end of terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D



LOT 95

183A Bramley Road, Oakwood,
London N14 4XB

*Guide Price
£165,000+

A First Floor Three Bedroom Flat Offered with Vacant Possession

Location
The property is situated on a mixed-use road amongst local shops and amenities. The open spaces of Oakwood Park are within easy reach. Transport links are provided by Oakwood underground station (Piccadilly line) and Oakleigh Park rail station.

Description
The property comprises a first floor three bedroom flat situated within a mid-terrace mixed use building arranged over ground (commercial) and two upper floors.

Tenure
Leasehold. The property is held on a 99 year lease from March 1972 (thus approximately **47 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom



LOT 96

8, 8A, B & C Central Avenue, Hounslow, Middlesex TW3 2QH

*Guide Price
£200,000+

A Freehold Mid Terrace Building Arranged as Three Ground Floor Commercial Units All Let Producing £13,000 Per Annum and a First Floor Flat (Sold Off on a Long Lease)

Tenure
Freehold

Description
The property comprises a mid terrace building arranged to provide three ground floor commercial units and a first floor one bedroom flat.

Location
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Inwood Park are within easy reach. Transport links are provided by Hounslow Central underground station (Piccadilly line) and Hounslow rail station.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
8A	Ground	Commercial Unit	Lease expiring 24th December 2028 (Break clause on 24th December 2024)	£4,000 Per Annum
8B	Ground	Commercial Unit	Lease expiring 24th December 2028 (Break clause on 24th December 2024)	£7,000 Per Annum
8C	Ground	Commercial Unit	Lease expiring 31st July 2024	£2,000 Per Annum
8	First	One Bedroom Flat (Not Inspected)	The flat is held on a 99 year lease from 25th March 1976 (thus approximately 51 years unexpired).	£25 Per Annum



LOT 97

By Order of the Executors
121 Heage Road, Ripley, Derbyshire DE5 3GE

*Guide Price
£160,000+

A Vacant Three Bedroom Detached House. Potential for Rear Extension (Subject to Obtaining all Relevant Consents).

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Crossley Park are within easy reach. Transport links are provided by Ambergate rail station.

Description
The property comprises a three bedroom detached house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom
First Floor
Three Bedrooms
Exterior
The property benefits from both front and rear gardens, a garage and off street parking.



LOT 98

245B Lower Addiscombe Road, Croydon,
Surrey CR0 6RD

*Guide Price
£140,000+

A Vacant Second Floor Two Bedroom Flat

Location

The property is situated in Croydon close to local shops and amenities. The open spaces of Lloyd Park are also within close proximity. Transport links are provided by East Croydon rail station.

Description

The property comprises a second floor two bedroom flat situated within a mid-terrace building arranged over ground and two upper floors.

EPC Rating E

Tenure

Leasehold. The property is held on a 189 year lease from 25 March 1986 (thus approximately 151 years unexpired).

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 99

Garden Flat, 31 Thurlow Park Road, Lambeth,
London SE21 8JP

*Guide Price
£150,000+

A Vacant Ground Floor One/Two Bedroom Flat

Location

The property is situated in the South East London area of Tulse Hill close to local shops and amenities. The open spaces of Brockwell Park are within easy reach. Transport links are provided by Tulse Hill rail station.

Description

The property comprises a ground floor one/two bedroom flat situated within terraced building arranged over ground and three upper floors.

EPC Rating C

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 2004 (thus approximately 80 years unexpired).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Rooms
Bathroom

Exterior

The property benefits from a shared rear garden.



LOT 100

7 Wharf Close, Poole, Dorset BH12 2EF

*Guide Price
£200,000+

A Vacant Three Bedroom Detached Bungalow with a Rear Extension Situated on a Large Plot of Land Measuring Approximately 375 sq m (4,047 sq ft). Offered with Planning Permission for the Erection of a Rear Outbuilding.

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bourne Valley Park are within easy reach. Transport links are provided by Parkstone rail station.

Description

The property comprises a three bedroom detached bungalow arranged over the ground floor. The property requires a program of refurbishment.

Planning

Poole Borough Council granted the following planning permission (ref: APP/23/00852/F) on Mon 18 Sep 2023: 'Proposed outbuilding'.

Accommodation

Ground Floor

Large Reception Room
Kitchen
Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from both front and rear gardens, off street parking and a garage.

EPC Rating D



LOT 100A

1 & 2 Joys House, Mill Lane, South Kirkby, Pontefract, West Yorkshire WF9 3HG

*Guide Price
£205,000+

A Pair of Semi Detached Bungalows Each Comprising a Three Bedroom HMO Fully Let Producing £34,320 Per Annum. Potential for Further Development in the Loft to Create 2 x Six Bedroom HMO's (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Park Farm are within easy reach. Transport links are provided by Moorthorpe rail station.

Description

The property comprises 2 x three bedroom semi detached bungalows arranged over the ground floors.

Exterior

The property benefits from off street parking.

Tenancy

Each room is subject to an Assured Shorthold Tenancy producing £5,720 per annum.

Current Rent Reserved £34,320 per annum

Accommodation

1 Joys House

Ground Floor

Reception Room with Open-Plan Kitchen
Three Bedrooms
Bathroom

2 Joys House

Ground Floor

Reception Room with Open-Plan Kitchen
Three Bedrooms
Bathroom

EPC Rating

1 Joys House: E
2 Joys House: E



LOT 101

16 Marshall Lake Road, Shirley, Solihull,
West Midlands B90 4PL

*Guide Price
£190,000+

A Vacant Two Bedroom Semi Detached House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Hope Coppice are within easy reach. Transport links are provided by Shirley rail station.

Description
The property comprises a two bedroom semi detached house arranged over ground and first floors.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden and off street parking.

EPC Rating D



LOT 102

Flat 2, 83 Wellington Street, Luton,
Bedfordshire LU1 5AF

*Guide Price
£75,000+

A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £9,840 Per Annum

Tenure
Leasehold. The property is held on a 99 year lease from 1st January 2007 (thus approximately 82 years unexpired).

Location
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Brantwood Park are within easy reach. Transport links are provided by Luton rail station.

Description
The property comprises a first floor one bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

Note
The internal photos provided were taken prior to the tenant moving in.

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st July 2023 at a rent of £820 per calendar month.

EPC Rating D



LOT 103

Flat 3, 83 Wellington Street, Luton, Bedfordshire LU1 5AF

*Guide Price
£75,000+

A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,020 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 2007 (thus approximately **82 years unexpired**).

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Brantwood Park are within easy reach. Transport links are provided by Luton rail station.

Description

The property comprises a second floor one bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

Note

The internal photos provided were taken prior to the tenant moving in.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 26th February 2024 at a rent of £835 per calendar month.

EPC Rating D



LOT 104

Flat 4, 83 Wellington Street, Luton, Bedfordshire LU1 5AF

*Guide Price
£70,000+

A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £8,460 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 2007 (thus approximately **82 years unexpired**).

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Brantwood Park are within easy reach. Transport links are provided by Luton rail station.

Description

The property comprises a ground floor studio flat situated within a mid terrace building arranged over ground and two upper floors.

Accommodation

Ground Floor
Studio Room
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 30th September 2023 at a rent of £705 per calendar month.

EPC Rating D



LOT **105**

**8B Hibbert Street, Luton,
Bedfordshire LU1 3UU**

*Guide Price
£75,000+

**A Ground Floor One Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £9,000 Per Annum**

Tenure

Leasehold. The property is held on a 125 year lease from 12th January 2007 (thus approximately **108 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brantwood Park are within easy reach. Transport links are provided by Luton rail station.

Description

The property comprises a ground floor one bedroom flat situated within a mid terrace building arranged over ground and first floors.

EPC Rating D

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 16th August 2023 at a rent of £750 per calendar month.

Note

The internal photos provided were taken prior to the tenant moving in.



LOT **106**

**8C Hibbert Street, Luton,
Bedfordshire LU1 3UU**

*Guide Price
£75,000+

**A Lower Ground Floor One Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £8,700 Per Annum**

Tenure

Leasehold. The property is held on a 125 year lease from 12th January 2007 (thus approximately **108 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brantwood Park are within easy reach. Transport links are provided by Luton rail station.

Description

The property comprises a lower ground floor one bedroom flat situated within a mid terrace building arranged over ground, lower ground and first floors.

Accommodation

Lower Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing January 2023 at a rent of £725 per calendar month.

EPC Rating E



LOT 107

Garage at 61 Mitchell Avenue, Hook, Hampshire RG27 8HG

*Guide Price
£5,000+

A Vacant Single Storey Lock-Up Garage

Tenure

Freehold

Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of Jubilee Fields Playgrounds are within easy reach. Transport links are provided by Winchfield rail station.

Description

The property comprises a single storey lock-up garage.



LOT 108

Land and Garages adjacent to 1 Haydon Close, Colindale, London NW9 0NR

*Guide Price
£240,000+

A Development Opportunity Comprising Four Single Storey Lock-Up Garages. Offered with Planning Permission for the Demolition of the Existing Garages and Erection of a Two Storey Two Bedroom Detached House.

Location

The garages are situated on a residential road close to local shops and amenities. The open spaces of Roe Green Park are within easy reach. Transport links are provided by Kingsbury underground station (Jubilee line).

Description

The site comprises four single storey lock-up garages occupying a largely square shaped site measuring approximately 130 sq m (1,399 sq ft).

Proposed Accommodation

Ground Floor

Open Plan Reception/Kitchen

First Floor

Two Rooms
Bathroom

Tenure

Freehold

Planning

Brent Borough Council granted the following planning permission (ref: 23/2824) on 30th January 2024 : 'Erection of a two storey building to be used as two-bedroom dwellinghouse.'



LOT 109

8 & 8A Woodlands Parade, Ashford,
Middlesex TW15 1QD

*Guide Price
£300,000+

A Mixed Use Investment Fully Let Producing £21,068 Per Annum, Rising to £22,580 in March 2024.

Tenure
Freehold

Description
The property comprises an end of terrace building arranged to provide a ground floor shop, a first floor two bedroom flat.

EPC Rating
8: B
8A: D

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Kenyngton Manor Recreation Ground are within easy reach. Transport links are provided by Sunbury rail station.



Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
8	Ground	Retail Unit	Subject to a lease expiring 28th September 2024	£11,660 per annum
8a	First	Reception Room, Kitchen, Two Bedrooms, Bathroom	A new AST has been agreed for 12 months from 31st March 2024 with an increased rent of £10,920 per annum	£9,408 per annum

LOT 110

168 Oval Road, Croydon,
Surrey CR0 6BN

*Guide Price
£410,000+

A Partially Extended Five Bedroom Semi Detached House in Shell Condition. Potential for Further Extensions (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Park Hill Park and Lloyd Park are within easy reach. Transport links are provided by East Croydon rail station.

Description
The property comprises five bedroom semi detached house arranged over ground and first floors. The property requires a full program of refurbishment.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Conservatory

First Floor
Three Bedrooms
Separate WC and wash basin

Second Floor
Two Bedrooms

Exterior
The property benefits from off street parking and a rear garden.

EPC Rating G



LOT 110A

4 Barnsley Road, Hemsworth, Pontefract,
West Yorkshire WF9 4PY

*Guide Price
£290,000+

A Mixed Use Investment Fully Let Producing £40,414.68 Per Annum. Potential to Convert Ground Floor into 2 x Self-Contained Flats (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Description
The property comprises a semi detached building arranged to provide a ground floor commercial unit, 4 x first floor studio flats and 2 x second floor studio flats.

Location
The property is situated on a mixed use road close to local shops and amenities. The open spaces of West End Park are within easy reach. Transport links are provided by Fitzwilliam rail station.

EPC Rating D

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Commercial Unit	Ground	Shop Area	Lease	£7,200
Flat 1	First	Studio Flat	AST	£4,800 Per Annum
Flat 2	First	Studio Flat	AST	£5,671.56 Per Annum
Flat 3	First	Studio Flat	AST	£5,671.56 Per Annum
Flat 4	First	Studio Flat	AST	£5,700 Per Annum
Flat 5	Second	Studio Flat	AST	£5,671.56 Per Annum
Flat 6	Second	Studio Flat	AST	£5,700 Per Annum

Current Rent Reserved £40,414.68 Per Annum



LOT 111

46 Gordon Street, Northampton,
Northamptonshire NN2 6BZ

*Guide Price
£100,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Racecourse Playground are within easy reach. Transport links are provided by Wellingborough rail station.

Description
The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.

EPC Rating E



LOT

112

25 Recreation Terrace, Leeds,
West Yorkshire LS11 0AW

*Guide Price

£100,000+

A Double Fronted End of Terrace Building Arranged To Provide 4 Self Contained Studios Fully Let Producing £22,199.88 Per Annum

Tenure

Freehold

Description

The property comprises a double fronted end of terrace building arranged to provide four self contained studios across ground, first and second floors.

Note

Yielding at 22%

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Holbeck Park are within easy reach. Transport links are provided by Leeds rail station.



Accommodation & Tenancy Schedule

Floor	Accommodation	Tenancy	Current Annual Rent
Ground	Studio Flat G.I.A. Approx 16 sq m	Please refer to legal pack	£6,299.88
First	Studio Flat G.I.A. Approx 16 sq m	Please refer to legal pack	£5,400.00
First	Studio Flat G.I.A. Approx 16 sq m	Please refer to legal pack	£5,100.00
Second	Studio Flat G.I.A. Approx 32 sq m	Please refer to legal pack	£5,400.00

Current Rent Reserved £22,199.88 Per Annum



LOT

112A

Rose Cottage, Aldbrough Road, Withernwick,Hull,
North Humberside HU11 4TF

*Guide Price

£45,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Lambwath Lakes are within easy reach. Transport links are provided by Beverley rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors.

EPC Rating G

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden, off street parking and a garage.



113

**61 Romford Road, Stratford,
London E15 4LY**

***Guide Price
£795,000+**



**A Mid Terrace Building Arranged to Provide Three Self-Contained Flats (1 x Two Bedroom & 2 x One Bedrooms) Part Let
Producing £23,400 Per Annum**

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of West Ham Park are within easy reach. Transport links are provided by Stratford underground (Elizabeth, Central and Jubilee lines), overground and rail stations.

Description

The property comprises a mid terrace building arranged to provide three self-contained flats over lower ground and three upper floors.

Note

NOTE - Flat C was previously sub divided into two flats without permission and subject to enforcement notice. It was previously sub divided into a two/three bed flat HMO without permission. The tenant has verbally advised their tenancy is for the first-floor area only and does not include second floor.

Tenure

Freehold

Tenancy

Flat B is subject to an AST for a term of 12 months commencing 9th April 2023 at a rent of £1,200 per calendar month.

Flat C is subject to an AST for a term of 12 months commencing 9th January 2023 at a rent of £750 per calendar month.

Planning

Newham Borough Council has the following details of previous planning history; - Planning Application 15/02300/CLE. Approval sought for use as 4 flats. Refused 21st October 2015. Planning enforcement – ref21/00596/ENFC. Suspected use as an unlicensed HMO. Outcome- file closed. The entrance door to second floor has been removed. Note the top floor is vacant.

Accommodation

Lower Ground Floor

Flat A

Reception Room
Kitchen
One Bedroom
Bathroom

Raised Ground Floor

Flat B

Reception Room
Kitchen
One Bedroom
Bathroom

First Floor & Second Floor

Flat C

Reception Room
Kitchen
Two Bedrooms
Bathroom
Shower room.

LOT 114 | 63 Tovil Close, South Norwood, London SE20 8SZ

*Guide Price
£260,000+

A Second and Third Floor Three Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £16,800 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1986 (thus approximately **87 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Betts Park are within easy reach. Transport links are provided by Anerley overground and rail station.

Description

The property comprises a second floor and third floor split level three bedroom flat situated within a purpose built building arranged over ground and three upper floors.

EPC Rating C

Accommodation

Second Floor
Reception Room
Kitchen

Third Floor
Three Bedrooms
Bathroom
Separate W/C

Exterior

The property benefits from a private balcony.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,400 per calendar month.



LOT 115 | 10 Woodland Close, Southampton, Hampshire SO18 5RD

*Guide Price
£125,000+

A Two Bedroom Semi Detached House Subject to a Regulated Tenancy Producing £8,640 Per Annum.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Telegraph Woods are within easy reach. Transport links are provided by Bitterne rail station.

Description

The property comprises a two bedroom semi detached house arranged over ground and first floors.

Tenancy

The property is subject to a Regulated Tenancy from 1974 at a rent of £8,640 per annum. We understand from the vendor that the tenants are an 88 year old male and a 73 year old female.

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens, a conservatory and a garage.

EPC Rating D



LOT 116

**202-204 Melbourne Road, Leicester,
Leicestershire LE2 0DT*****Guide Price
£275,000+****A Freehold Mixed Use Mid Terrace Building Arranged to Provide Two Lower Ground and Ground Floor Shops and a First Floor Two/Three Bedroom Flat Subject to an Unknown Occupancy****Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Spinney Hill Park are within easy reach. Transport links are provided by Leicester rail station.

Description

The property comprises a mixed use mid terrace building arranged to provide two lower ground and ground floor shops and a first floor two/three bedroom flat.

Tenancy

The property is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy. Buyers must rely on their own enquiries.

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

Accommodation

202 Melbourne Road
Lower Ground Floor
Basement Area

Ground Floor

Retail Unit
Kitchen
WC

204 Melbourne Road
Lower Ground Floor
Basement Area

Ground Floor

Retail Unit
Kitchen
WC

First Floor Flat

Reception Room
Kitchen
Two/Three Bedrooms
Bathroom

EPC Rating

202 - D
204 - C



LOT 117

**1A Eagle Street, Heage, Belper,
Derbyshire DE56 2AJ*****Guide Price
£200,000+****A Vacant Three Bedroom Detached Bungalow Situated on a Plot of Land Measuring Approximately 795 sq m (8,563 sq ft) Potential for Extension/Redevelopment (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Heage Recreation Ground are within easy reach. Transport links are provided by Ambergate rail station.

Description

The property comprises a three bedroom detached bungalow arranged over the ground floor.

Accommodation**Ground Floor**

Reception Room
Kitchen
Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from both front and rear gardens, off street parking and two garages.

EPC Rating D

LOT 118

25 King Street, Margate,
Kent CT9 1DD

*Guide Price
£350,000+



A Substantial Eight Bedroom Grade II Listed Semi-Detached Licensed HMO Producing £30,680 Per Annum

Tenure
Freehold

Description
The property comprises a Grade II Listed eight bedroom semi-detached HMO arranged over lower ground, ground and two upper floors.

Tenancy
The vendor has advised that they can serve notice if required. Please refer to the legal pack for further information.

EPC Rating G

Accommodation
Lower Ground Floor
Basement
Ground Floor
Four Letting Rooms with Kitchenettes
First Floor
Two Letting Rooms with Kitchenettes
Two Bathrooms
Two Separate WCs
Laundry Room
Second Floor
Two Letting Rooms with Kitchenettes

Location
The property is situated in the desirable Old Town close to local shops and amenities. The open spaces of Dane Park and Margate Beach are within easy reach. Transport links are provided by Margate rail station.
Exterior
The property benefits from a rear yard
Note
The vendor advises there may be potential to covert the property back to its original state as a family home (subject to obtaining all necessary consents).

Property	Accommodation	Tenure	Annual Rent
Room 1	Letting Room with Kitchenette	6 months from 8th January 2023 (Holding Over)	£3,900
Room 2	Letting Room with Kitchenette	6 months from 8th September 2022 (Holding Over)	£3,380
Room 3 & 4	Two Letting Rooms each with Kitchenettes	6 months from 24th October 2022 (Holding Over)	£6,760
Room 5	Letting Room with Kitchenette	6 months from 4th April 2023 (Holding Over)	£3,900
Room 6	Letting Room with Kitchenette	6 months from 22nd February 2023 (Holding Over)	£3,900
Room 7	Letting Room with Kitchenette	6 months from 1st November 2022 (Holding Over)	£3,900
Room 8	Letting Room with Kitchenette	6 months from 21st March 2023 (Holding Over)	£4,940

Current Rent Reserved £30,680 Per Annum

LOT 119**Flat 1, Rotherwick Court, 72 Alexandra Road,
Farnborough, Hampshire GU14 6DD*****Guide Price
£110,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 28th April 1969 (thus approximately **44 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Osborne Road Park are within easy reach. Transport links are provided by North Camp rail station.

EPC Rating D**Description**

The property comprises a ground floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

**LOT 120****21 Five Heads Road, Waterlooville,
Hampshire PO8 9NU*****Guide Price
£175,000+****A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Five Heads Recreation Ground are within easy reach. Transport links are provided by the A3 to the east.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors.

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom
Separate WC

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.

EPC Rating C

LOT 121

15-16 Hamilton Terrace, Milford Haven,
Dyfed SA73 3JB

*Guide Price
£300,000+



A Freehold Mixed Use Investment Producing £8,000 Per Annum. Offered with Planning Permission to Convert the First and Second Floors into Five Flats (1 x One Bedroom, 3 x Two Bedroom, 1 x Three Bedroom).

Tenure

Freehold

Location

The property is situated in the centre of Milford Haven close to shops and local restaurants. The Milford Marina is a short walk away. Transport links are provided by Milford Haven rail station.

Description

The property comprises an end of terrace building arranged to provide commercial premises over ground and first floors with a self contained flat on the second floor which has been sold off.

Exterior

The property benefits from rear off street parking for 8 cars.

Tenancy

The combined LHA rates (based on the 2024 increase) for the proposed development in the area is £27,777 per annum (source: lha-direct.voa.gov.uk).

Planning

Pembrokeshire County Council granted the following planning permission (ref: 23/0633/NM) on 20th October 2023: 'Change of use of first and second floors into 1 one bedroom, 3 two bedroom apartments and 1 three bedroom apartment'.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Commercial Premises	Ground	Former Bank Hall/ Customer Area & Ancillary Space	Vacant (formerly let for £28,600 per annum)	N/a
Commercial Premises	Part First & Part Second	Office	Let to Price and Kelway Solicitors	£8,000 Per Annum
Self-Contained Flat	Second Floor	Not inspected	Sold off on a long lease expiring in 2130.	Peppercorn

LOT 122

**46 Cuffley Court, Hemel Hempstead,
Hertfordshire HP2 7LS*****Guide Price
£110,000+****A Vacant Second Floor Three Room Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1973 (thus approximately **48 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Grovehill Playing Fields are within easy reach. Transport links are provided by Hemel Hempstead rail station.

Description

The property comprises a second floor three rooms flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Second Floor
Kitchen/Reception Room
Three Rooms
Bathroom

EPC Rating F

LOT 123

**17 Fleming Field, Shotton Colliery, Durham,
County Durham DH6 2JF*****Guide Price
£20,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Shotton Community Park are within easy reach. Transport links are provided by Horden rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Utility Room

First Floor

Three Bedrooms
Bathroom

EPC Rating C

LOT 124

Flat 36 Samuels Tower, Longhill Avenue, Chatham,
Kent ME5 7AT

*Guide Price
£50,000+

A Vacant Fourth Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities just outside Chatham town centre, near the Historic Dockyard. The open spaces of Darland Banks and Capstone Farm Country Park are within close proximity. Transport links are provided by Chatham rail station.

Description

The property comprises a fourth floor one bedroom flat situated within a purpose built block arranged over ground and five upper floors.

Tenure

Leasehold. The property is held on a 125 year lease from 27th July 2004 (thus approximately 105 years unexpired).

Accommodation

Fourth Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C



LOT 125

107 Fountains Place, Eye, Peterborough,
Cambridgeshire PE6 7XX

*Guide Price
£110,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Eye Green Nature Reserve are within easy reach. Transport links are provided by Peterborough train station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors.

EPC Rating C

Accommodation

Ground Floor
Reception Room
Conservatory
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from off-street parking and a rear garden.



LOT 126

Land at Green Road, Brymbo, Wrexham, Clwyd LL11 5DT

*Guide Price
£60,000+

Two Plots of Land Measuring Approximately 604 sq m (6,501 sq ft) Combined. The Site Previously Had Planning Permission for the Erection of 2 x Two Bedroom Semi Detached Houses Which has now Lapsed.

Tenure

Freehold

Planning

Wrexham Borough Council granted the following planning permissions: (ref: P/2008/0342) on 2nd June 2008: 'Erection of 2 No. detached dwellings and construction of new vehicular and pedestrian access' and (ref: P/2019/0867) on 3rd February 2020: 'Amendments to dwelling previously granted under planning ref. P/2008/0342 to create a rear terrace area at ground level (instead of at lower ground level) to allow a level access and ground floor living accommodation'. The latest planning permission lapsed on 30th January 2024. The site could benefit from different schemes subject to obtaining all necessary consents.

Description

The lot comprises two plots of land measuring approximately 604 sq m (6,501 sq ft) combined.

Note

The seller has advised us that they paid £80,000 for the site and have invested a further £20,000 since their purchase 18 months ago. The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Brynmally Park are within easy reach. Transport links are provided by Gwersyllt rail station.



LOT 127

Flat 4, 30 Crescent West, Hadley Wood, Hertfordshire EN4 0EJ

*Guide Price
£335,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1978 (thus approximately **53 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Description

The property comprises a second floor two bedroom flat situated within a mid terrace building arranged over ground and three upper floors. The property has been recently refurbished.

EPC Rating E

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Monken Hadley Common are within easy reach. Transport links are provided by High Barnet underground station (Northern line) and Hadley Wood rail station.

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.



LOT

128

13 Hillrise, Abersychan, Pontypool,
Gwent NP4 8QB

*Guide Price
£80,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,300 Per Annum. Potential to Convert to a Four Bedroom House (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Willow Acres are within easy reach. Transport links are provided by Pontypool rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £525 per calendar month

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

GIA: Approximately 1,199 sq ft / 111 sq m

Exterior

The property benefits from a private rear garden



LOT

129

Apartment 28 New Mill, Salts Mill Road, Shipley,
West Yorkshire BD17 7EJ

*Guide Price
£110,000+

A Vacant First Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Roberts Park are within easy reach. Transport links are provided by Shipley rail station.

Description

The property comprises a first floor two bedroom flat situated within a purpose built building arranged over ground and five upper floors.

EPC Rating C

Tenure

Leasehold. The property is held on a 130 year lease from 1st January 2005 (thus approximately 110 years unexpired).

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from communal tennis courts and gym.



LOT 130

Flat 11 Priory Court, 1 Priory Avenue, Caversham, Reading, Berkshire RG4 7SN

*Guide Price
£90,000+

A Vacant First Floor Two Bedroom Retirement Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Christchurch Meadows are within easy reach. Transport links are provided by Reading Crossrail station (Elizabeth line) and Reading rail station.

Description

The property comprises a first floor two bedroom flat situated within a detached building arranged over ground and two upper floors.

Exterior

The property benefits from communal gardens and off street parking

EPC Rating B

Tenure

Leasehold. The property is held on a 125 year lease from July 1999 (thus approximately **100 years unexpired**).
Service charge - £3,475 per annum
Ground rent - £385 per annum

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Study
Shower Room

Note

To be eligible as a resident you must be aged 55 or over. Please refer to the legal pack for more information on eligibility



LOT 131

26 Beachdale Close, Wingate, County Durham TS28 5HH

*Guide Price
£25,000+

A Three Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wingate Welfare Park are within easy reach. Transport links are provided by the A1 to the west.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 29th March 2023 at a rent of £450 per calendar month.

Current Rent Reserved £5,400 per annum.

EPC Rating D

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 132

23 Mallard Court, Grantham,
Lincolnshire NG31 7RW

*Guide Price
£50,000+

A Fire Damaged Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Dysart Park are within easy reach. Transport links are provided by Grantham rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation

The auctioneers have not inspected the property but we understand that it is arranged to be a three bedroom property.



LOT 133

Flat 24 Boundary Court, Union Street, Stoke-on-Trent,
Staffordshire ST1 5AB

*Guide Price
£25,000+

A Vacant Second Floor Two Bedroom Flat. ERV of £5,086.12 Per Annum (Source: LHA Rate).

Tenure

Leasehold. The property is held on a 115 year lease from 23rd July 2001 (thus approximately 92 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Central Forest Park are within easy reach. Transport links are provided by Stoke-On-Trent rail station.

Description

The property comprises a second floor two bedroom flat situated within a purpose built block arranged over ground and eight upper floors.

Accommodation

Second Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from off street parking.

EPC Rating D



LOT 134

**Land at Winchester Road, Orpington,
Kent BR6 9DP*****Guide Price
£30,000+****A Plot of Land Measuring Approximately 580 sq m (6,243 sq ft)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Goddington Park are within easy reach. Transport links are provided by Chelsfield rail station.

Description

The lot comprises a parcel of land measuring approximately 580 sq m (6,243 sq ft). Plans have been drawn up for the erection of 2 x three bedroom houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 135

**6 Dashwood Road, Oxford,
Oxfordshire OX4 4SJ*****Guide Price
£240,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Florence Park are within easy reach. Transport links are provided by Oxford rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and off street parking.

EPC Rating F

LOT

136

By Order of the Executors
20 Priory Drive, Plymouth,
Devon PL7 1PU

*Guide Price
£210,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Harewood Park are within easy reach. Transport links are provided by Plymouth rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Shower Room

Exterior

The property benefits from both front and rear gardens, a garage and off street parking.



LOT

137

Flat 2 Chandos Parade, Buckingham Road, Edgware,
Middlesex HA8 6DX

*Guide Price
£200,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,720 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 2010 (thus approximately 115 years unexpired).

Location

The property is situated in the North West London area of Edgware close to local shops and amenities. The open spaces of Chandos Recreation Ground are within close proximity. Transport links are provided by Cannons Park underground station (Jubilee Line) only 0.4 miles away.

Description

The property comprises a ground floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

EPC Rating C

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private front garden and off street parking.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,310 per calendar month.



LOT **138****Flat 2, Rear of 254B Chingford Mount Road, Waltham Forest, London E4 8JL*****Guide Price
£90,000+****A Vacant Ground Floor Self-Contained Studio Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 26th May 2017 (thus approximately **118 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Memorial Park are within easy reach. Transport links are provided by Woodford underground station (Central line) and Meridian Water rail station.

Description

The property comprises a ground floor self-contained studio flat situated within a end of terrace building arranged over the ground floor.

Accommodation**Ground Floor**

Studio Room
Kitchen
Bathroom

LOT **139****By Order of the Executors
5 Mill Bank, Wellington, Telford,
Shropshire TF1 1RX*****Guide Price
£80,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bowring District Park are within easy reach. Transport links are provided by Wellington rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation**Ground Floor**

Three Reception Rooms
Kitchen
Bedroom

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 140

185 Headfield Road, Dewsbury,
West Yorkshire WF12 9JJ

*Guide Price
£65,000+

A Vacant Two Bedroom End of Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Markaz Playing Fields are within easy reach. Transport links are provided by Ravensthorpe rail station.

Description
The property comprises a two bedroom end of terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from both front and rear gardens.

EPC Rating G



LOT 141

By Order of the Executors
Sunnyside, The Green, Stockton Brook, Stoke-on-Trent,
Staffordshire ST9 9PD

*Guide Price
£125,000+

A Vacant Two Bedroom Detached Bungalow

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Greenway Bank Country Park are within easy reach. Transport links are provided by Longport rail station.

Description
The property comprises a two bedroom detached bungalow. The property requires a program of refurbishment.

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens and off street parking.



LOT **142**

By Order of the Executors
**179 Brereton Avenue, Cleethorpes,
 South Humberside DN35 7RG**

*Guide Price
£45,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Sidney Park are within easy reach. Transport links are provided by New Clee rail station.

Description
 The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden.

EPC Rating E

LOT **143**

By Order of the Executors
**36 Shaldon Grove, Aston, Sheffield,
 South Yorkshire S26 2DH**

*Guide Price
£90,000+

A Vacant Two Bedroom Semi Detached House

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Burgoyne Park are within easy reach. Transport links are provided by Woodhouse rail station.

Description
 The property comprises a two bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Two Bedrooms
 Bathroom

Exterior
 The property benefits from a rear yard and off street parking.



LOT

144

6 Week Completion Available

66 Kettering Court, 4 Brigstock Road, Thornton Heath,
Surrey CR7 8SR

*Guide Price

£130,000+

A Sixth Floor One Bedroom Flat Offered with Vacant Possession

Tenure

Leasehold. The property is held on a 189 year lease (less 8 days) from 30th March 1979 (thus approximately 144 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Grangewood Park are within easy reach. Transport links are provided by Thornton Heath rail station.

Description

The property comprises a sixth floor one bedroom flat situated within a purpose built building arranged over ground and six floors.

Accommodation

Sixth Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C



LOT

145

By Order of the Executors

66 Wythburn Road, Chesterfield,
Derbyshire S41 8DR

*Guide Price

£50,000+

A Vacant Two Bedroom Semi Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Holmebrook Valley Country Park are within easy reach. Transport links are provided by Chesterfield rail station.

Description

The property comprises a two bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 146

By Order of the Executors
**74 Elm Road, March,
 Cambridgeshire PE15 8PG**

*Guide Price
£100,000+

A Vacant Two Bedroom Detached Bungalow

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Robingoodfellow's Park are within easy reach. Transport links are provided by March rail station.

Description
 The property comprises a two bedroom detached bungalow. The property requires a program of refurbishment.

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior
 The property benefits from both front and rear gardens and off street parking.

EPC Rating F

**LOT 147**

**57 High Street, Blackpool,
 Lancashire FY1 2BN**

*Guide Price
£40,000+

A Vacant Seven Room Mid Terrace House

Tenure
 Leasehold. The property is held on a 999 year lease from 1st November 1869 (thus approximately **845 years unexpired**).

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Stanley Park are within easy reach. Transport links are provided by Blackpool North rail station.

Description
 The property comprises a seven room mid terrace house arranged over ground and two upper floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

Second Floor
 Two Bedrooms

EPC Rating E



LOT 148

By Order of the Executors
20 Paxton Road, Chesterfield,
Derbyshire S41 0TN

*Guide Price
£300,000+

A Vacant Three Bedroom Detached House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Tipton Park are within easy reach. Transport links are provided by Chesterfield rail station.

Description
The property comprises a three bedroom detached house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Separate WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens, a garage and off street parking.



LOT 149

Brooklyn Farm Broom Dykes, Houghton Bank,
Heighington, Darlington, County Durham DL2 2XL

*Guide Price
£330,000+

A Vacant Four Room Detached Former Farmhouse and Outbuildings Situated on a Substantial Plot of Land Measuring Approximately 5 Acres (20,234 sq m).

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Westholme Farm are within easy reach. Transport links are provided by Newton Aycliffe rail station.

Description
The property comprises a four room detached former farmhouse arranged over ground and first floors with a single storey side extension and outbuildings all situated on a plot of land measuring approximately 5 acres (20,234 sq m).

Accommodation
Ground Floor
Three Reception Rooms
Kitchen
Bathroom
Store Room

First Floor
Four Rooms

Exterior
The property benefits from rear outbuildings currently used as a storage site.

EPC Rating G



LOT 150

Perry Water Tower, Crow Spinney Lane, Perry, Cambridgeshire PE28 0SS

*Guide Price
£350,000+

A Disused Water Tower Situated on a Plot of Land Measuring Approximately 0.32 Acres. Potential for Re-Development (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

The property is situated in the established residential area of Perry. Shops and amenities are found close by as well as the Grafham Water Adventure Sports Centre which is a 7 minute walk away. Transport link are provided by Huntingdon rail station.

Description

The property comprises a large water tower together with surrounding land. The site is a rectangle shape and measures approximately 0.32 acres (14,154 sq ft).



LOT 150A

By Order of the Mortgagees in Possession Top Flat 41 Selhurst Road, Selhurst, London SE25 5QA

*Guide Price
£140,000+

A Second Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Whitehorse Road Recreation Ground are within easy reach. Transport links are provided by Selhurst rail station.

Description

The property comprises a second floor one bedroom flat situated within a semi-detached building arranged over lower ground and three upper floors.

Tenure

Leasehold. The property is held on a 99 year lease from December 1984 (thus approximately **59 years unexpired**).

Accommodation

Second Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

Note

A stud wall has been erected to create an additional room without obtaining the necessary consents, this will need to be removed by any incoming Buyer.

On the Instructions of



LOT 151

By Order of the Executors
73 Castlereagh Street, Sunderland,
Tyne and Wear SR3 1HJ

*Guide Price
£38,000+

A Vacant One Bedroom Mid Terrace House. ERV of £4,667 Per Annum (Source: LHA Rate).

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Silksworth Park are within easy reach. Transport links are provided by Sunderland rail station.

Description
The property comprises a one bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Bedroom
Bathroom

Exterior
The property benefits from a rear garden.

Tenancy
The LHA rate for a one bedroom property in the area is £89.75 per week (£4,667 per annum) (source: lha-direct.voa.gov.uk).



LOT 152

71 Victoria Road, Scarborough,
North Yorkshire YO11 1SH

*Guide Price
£10,000+

A Commercial Investment Producing £7,850 per annum.

Tenure
Freehold

Description
The property comprises a mid terrace building arranged to provide a ground floor restaurant and a two bedroom maisonette above sold off on a long lease.

Location
The property is situated on a mixed use road in Scarborough amongst local shops and amenities. The open spaces of Valley Park and Scarborough Beach are within easy reach. Transport links are provided by Scarborough rail station.

Current Rent Reserved £7,850 per annum

EPC Rating C

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
71 Victoria Road	Ground	Lock up Shop Area: Frontage 17'0, Internal Width 16'0, Shop Depth 35'4	Currently let at a rent of £650 pcm	£7,800 per annum
71A Victoria Road	First & Second	Not Inspected	Sold off on a 125 year lease from February 2020	£50 per annum



LOT 153

Flat 2 Burniston Court, 90 Manor Road, Wallington, Surrey SM6 0AD

*Guide Price
£100,000+

A Vacant Ground Floor Studio Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1984 (thus approximately **59 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Carshalton Park are within easy reach. Transport links are provided by Wallington rail station.

Description

The property comprises a ground floor studio flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation

Ground Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from communal gardens and off street parking.



LOT 154

77 Breeze Hill, Liverpool, Merseyside L9 1DZ

*Guide Price
£35,000+

A Vacant Three Bedroom Mid Terrace House. ERV of £6,282.64 Per Annum (Source: LHA Rate).

Tenure

Leasehold. The property is held on a 125 year lease from 13th January 2006 (thus approximately **106 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Derby Park are within easy reach. Transport links are provided by Walton rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation

Ground Floor
Two Reception Rooms

First Floor
Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 155

43 Roman Court, High Street, Edenbridge,
Kent TN8 5LW

*Guide Price
£10,000+

A Vacant Fourth Floor One Bedroom Retirement Flat

Tenure
Leasehold. The property is held on a 125 year lease from 1st September 2005 (thus approximately **106 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Stangrove Park are within easy reach. Transport links are provided by Edenbridge Town rail station.

Note
To be eligible as a resident you must be aged 65 or over. Please refer to the legal pack for more information on eligibility

Description
The property comprises a fourth floor one bedroom retirement flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation
Fourth Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from communal gardens.



LOT 156

6 Cooperative Terrace, New Brancepeth, Durham,
County Durham DH7 7HY

*Guide Price
£25,000+

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £4,200 Per Annum

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by the A1 to the east.

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 15th February 2023 at a rent of £350 per calendar month (holding over).

Current Rent Reserved £4,200 per annum

EPC Rating E

Description
The property comprises a two bedroom mid terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden



LOT **157****36 Helmsley Street, Hartlepool,
Cleveland TS24 8QN*****Guide Price
£20,000+****A Vacant Three Bedroom Mid Terrace House. ERV of £5,181.8
Per Annum (Source: LHA Rate).****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Summerhill Country Park are within easy reach. Transport links are provided by Hartlepool rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

EPC Rating G**Accommodation****Ground Floor**
Reception Room
Kitchen
Bathroom**First Floor**
Three Bedrooms**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

LOT **158****62 Marks Avenue, Carlisle,
Cumbria CA2 7HR*****Guide Price
£50,000+****A Vacant Two Bedroom Mid Terrace House****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Morton Park are within easy reach. Transport links are provided by Carlisle rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors.

Accommodation**Ground Floor**
Reception Room
Kitchen
WC**First Floor**
Two Bedrooms
Bathroom**Exterior**

The property benefits from both front and rear gardens.

EPC Rating G

LOT **159**

**33 Murton Lane, Easington Lane, Houghton Le Spring,
Tyne And Wear DH5 0NB**

*Guide Price
£30,000+

**A Vacant Three Bedroom End of Terrace House. ERV of
£5,923.84 Per Annum (Source: LHA Rate).**

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of The Flatts are within easy reach. Transport links are provided by Seaham rail station.

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors.



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LOT 160

17 Dene Terrace, Shotton Colliery, Durham, County Durham DH6 2QX

*Guide Price
£25,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £4,320 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Shotton Community Park are within easy reach. Transport links are provided by Horden rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £360 per calendar month.

Accommodation

Ground Floor

Reception Room
Kitchen
Utility Room
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 161

33 Lowgate, Kingston upon Hull, North Humberside HU1 1EA

*Guide Price
£180,000+

A Vacant Ground Floor Commercial Unit

Tenure

Leasehold. The property will be held on a new 999 year lease from completion.

Location

The property is situated on a commercial road close to local shops and amenities. The open spaces of Victoria Park are within easy reach. Transport links are provided by Hull rail station.

Note

The vendors have advised that the commercial unit can rent for up to £39,000 per annum.

Description

The property comprises a ground floor commercial unit situated within an end of terrace building arranged over ground and three upper floors.

Accommodation

Ground Floor

Commercial Area
G.I.A. Approximately 246 sq m

Planning

Hull City Council granted the following planning permission (ref: 20/01286/FULL) to convert the ground floor to four smaller commercial units. It is currently of Class E use. There may be further potential to convert to residential (subject to obtaining all necessary consents)



LOT

162

Dulux Decorating Centre, Petersfield Avenue, Slough,
Berkshire SL2 5EA

*Guide Price
£2,200,000+



A Vacant Retail Unit Occupying a Site Measuring 930 sq m (10,019 sq ft) Offered With Planning Permission for Demolition and Redevelopment of the Existing Building to Create 22 Self-Contained Flats (6 x Three Bedroom Flats, 11 x Two Bedroom Flats and 5 x One Bedrooms Flats).

Tenure

Freehold

Location

The property is situated on a mixed-use road close to residential housing, local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by Slough rail station.

Description

The property comprises a single storey warehouse occupying a site measuring approximately 930.8 sq m (10,019 sq ft).

**Existing Accommodation
Ground Floor**

Retail/Showroom 154.9 sq m (1,668 sq ft)
Warehouse 79.2 sq m (852 sq ft)

Proposed Accommodation

Lower Ground Floor

Underground Car Park

Upper Ground Floor

1 x One Bed Flat, 2 x Two Bed Flats, 1 x Three Bed Flat

First Floor

1 x One Bed Flat, 3 x Two Bed Flats, 1 x Three Bed Flat

Second Floor

1 x One Bed Flat, 3 x Two Bed Flats, 1 x Three Bed Flat

Third Floor

1 x One Bed Flat, 3 x Two Bed Flats, 1 x Three Bed Flat

Fourth Floor

1 x One Bed Flat, 2 x Three Bed Flats

LOT 163

By Order of the Executors

17 Woodhorn Gardens, Wideopen, Newcastle upon Tyne, Tyne and Wear NE13 6AG

*Guide Price
£125,000+

A Vacant Two Bedroom Semi Detached Bungalow

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Lockey Park are within easy reach. Transport links are provided by Cramlington rail station.

Description
The property comprises a two bedroom semi detached bungalow. The property requires a program of refurbishment.

EPC Rating D

Accommodation
Ground Floor
Reception Rooms
Two Bedrooms
Kitchen
Bathroom

Exterior
The property benefits from both front and rear gardens, a garage and off street parking.



LOT 164

By Order of the Executors

18 & 20 Gilmour Street, Thornaby, Stockton-on-Tees, Cleveland TS17 6JP

*Guide Price
£55,000+

A Pair of Vacant Three Bedroom Terrace Houses

Tenure
Freehold

Location
The properties are situated on a residential road close to local shops and amenities. The open spaces of Victoria Recreation Ground are within easy reach. Transport links are provided by Thornaby rail station.

Description
The lot comprises a pair of three bedroom terrace houses arranged over ground and first floors. Both properties require a full program of refurbishment.

Tenancy
The LHA rate for a three bedroom property in the area is £115.00 per week (£5,980 per annum) (source: lha-direct.voa.gov.uk).

Accommodation
No 18
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms

No 20
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
Both houses benefit from rear yards.



LOT 165

By Order of the Executors
9 Witham Place, Boston,
Lincolnshire PE21 6LG

*Guide Price
£100,000+

A Vacant Eight Room Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Central Park are within easy reach. Transport links are provided by Boston rail station.

Description
The property comprises an eight room mid terrace victorian town house arranged over ground and two upper floors. The property requires a full program of refurbishment.

Accommodation
Ground Floor
Two Rooms

First Floor
Two Rooms
Bathroom

Second Floor
Four Rooms

Exterior
The property benefits from a rear garden.

EPC Rating F



LOT 166

Flat 8, 116 Burnham Road, Waltham Forest,
London E4 8PB

*Guide Price
£100,000+

A Vacant Second Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 24th June 1990 (thus approximately **65 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Chase Lane Park are within easy reach. Transport links are provided by Meridian Water rail station.

Exterior
The property benefits from off street parking.

Description
The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 167 | 95C Mitcham Lane, Streatham, London SW16 6LY

*Guide Price
£155,000+

A Vacant Ground and First Floor Split Level One Bedroom Maisonette

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Streatham Common are within easy reach. Transport links are provided by Streatham Common rail station.

Description
The property comprises a ground and first floor one bedroom maisonette situated within a semi detached building arranged over lower ground and ground floors.

Accommodation
Lower Ground Floor
Bedroom
Bathroom

Ground Floor
Open Plan Reception Room/Kitchen
EPC Rating C



LOT 168 | 10 Ingram Road, Nottingham, Nottinghamshire NG6 9GS

*Guide Price
£55,000+

A Fire Damaged Vacant Three Bedroom End of Terrace House. Offered With Planning Permission for The Demolition of the Property and the Erection of a New Single Dwelling.

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Brooklyn Park are within easy reach. Transport links are provided by Peterborough rail station.

Description
The property comprises a fire damaged three bedroom end of terrace house arranged over ground and first floors.

Note
The property has not been inspected by Auction House London. All information has been supplied by the vendor.

Proposed Accommodation
Ground Floor
Reception Room
Kitchen
WC

First Floor
Two Bedrooms
Bathroom

Second Floor
Bedroom with En-Suite

Planning
Nottingham City Council granted conditional planning permission (ref: 21/00288/PFUL3) on 9th February 2021: 'Demolition of 10 Ingram Road (existing end terraced house) to be replaced with new single dwelling'.



LOT

169

140 Grindon Lane, Sunderland,
Tyne and Wear SR3 4EL

*Guide Price
£110,000+

A Vacant Five Bedroom Semi Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Barnes Park are within easy reach. Transport links are provided by St Peters rail station.

Description

The property comprises a five bedroom semi detached house arranged over ground and first floors.

EPC Rating C

Accommodation

Ground Floor

Reception Room
Kitchen
Utility Room

First Floor

Five Bedrooms
Bathroom

Exterior

The property benefits from a rear garden, off street parking and a garage.



LOT

170

22 Flowitt Street, Mexborough,
South Yorkshire S64 9NN

*Guide Price
£35,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Rocket Field are within easy reach. Transport links are provided by Mexborough rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and two upper floors.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £450 per calendar month. There may be potential to increase the rent. Buyers should rely on their own enquiries.

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

EPC Rating D



LOT **171****41 Roman Court, High Street, Edenbridge,
Kent TN8 5LW*****Guide Price
£25,000+****A Vacant Second Floor Two Bedroom Retirement Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st September 2005 (thus approximately **106 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Stangrove Park are within easy reach. Transport links are provided by Edenbridge Town rail station.

Note

To be eligible as a resident you must be aged 65 or over. Please refer to the legal pack for more information on eligibility

EPC Rating B

Description

The property comprises a second floor two bedroom retirement flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from communal gardens.

LOT **172****62A Sycamore Street, Ashington,
Northumberland NE63 0BQ*****Guide Price
£28,000+****A Vacant First Floor Two Bedroom Flat. ERV of £4,726.8 Per Annum (Source: LHA Rate).****Tenure**

Leasehold. The property is held on a 125 year lease from 15th February 1991 (thus approximately **92 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hirst Park Pavillion are within easy reach. Transport links are provided by Manors rail station.

EPC Rating C

Description

The property comprises a first floor two bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT

173

8 Valley Court, Gray Road, Sunderland,
Tyne and Wear SR2 8BQ

*Guide Price
£20,000+

A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £4,800 Per Annum.

Tenure

Leasehold. The property is held on a 125 year lease from 25th August 2000 (thus approximately **101 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Backhouse Park are within easy reach. Transport links are provided by St Peters rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £4,800 per annum.

Description

The property comprises a first floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT

174

19 Guildford Square, Lynemouth, Morpeth,
Northumberland NE61 5XW

*Guide Price
£20,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Queen Elizabeth II Park are within easy reach. Transport links are provided by Widdrington rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors.

EPC Rating F

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior

The property benefits from a rear garden, off street parking and a garage.



LOT 175

**63 Eskdale Place, Newton Aycliffe,
County Durham DL5 7DU*****Guide Price
£25,000+****A Two Bedroom Mid Terrace House Subject to an Assured
Shorthold Tenancy Producing £4,200 Per Annum****Tenure**

Freehold

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 21st March 2023 at a rent of £350 per calendar month.

Current Rent Reserved £4,200 per annum.

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of West Park are within easy reach. Transport links are provided by Newton Aycliffe rail station.

**Accommodation
Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 176

**9 Cravens Cottages, Station Town, Wingate,
County Durham TS28 5EQ*****Guide Price
£15,000+****A Vacant Two Bedroom Mid Terrace House. ERV of £5,200 Per
Annum (Source: LHA Rate)****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wingate Welfare Park are within easy reach. Transport links are provided by Horden rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors.

Tenancy

The LHA rate for a two bedroom property in the area is £100 per week (£5,200 per annum) (source: lha-direct.voa.gov.uk).

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating E



LOT 177

20 Dorset Street, Hartlepool,
Cleveland TS25 5SP

*Guide Price
£15,000+

A Vacant Three Bedroom Mid Terrace House. ERV: £5,980 Per Annum (Source: LHA Rate)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Rossmere Park are within easy reach. Transport links are provided by Hartlepool rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Accommodation

Ground Floor

Through Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 178

22 Buffery Road, Dudley,
West Midlands DY2 8ED

*Guide Price
£75,000+

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,240 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Buffery Park are within easy reach. Transport links are provided by Dudley Port rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors.

EPC Rating E

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £120 per week.



LOT **179****130 Seventh Street, Horden, Peterlee,
County Durham SR8 4JQ*****Guide Price
£15,000+****A Two Bedroom End of Terrace House Subject to an Assured
Shorthold Tenancy Producing £4,560 Per Annum****Tenure**
Freehold**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Eden Lane Park are within easy reach. Transport links are provided by Horden rail station.**Description**
The property comprises a two bedroom end of terrace house arranged over ground and first floors.**EPC Rating** E**Accommodation**
Ground Floor
Reception Room
Kitchen**First Floor**
Two Bedrooms
Bathroom**Exterior**
The property benefits from a rear yard.**Tenancy**
The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 23rd March 2023 at a rent of £380 per calendar month (Holding Over).LOT **180****51 Stephen Street, Hartlepool,
Cleveland TS26 8QA*****Guide Price
£15,000+****A Two Bedroom Mid Terrace House Subject to an Assured
Shorthold Tenancy Producing £4,476 Per Annum****Tenure**
Freehold**Location**
The property is situated on a residential road in Hartlepool close to local shops and amenities. The open spaces of Grayfields Sports Pavilion are also with close proximity. Transport links are provided by Hartlepool Rail Station.**Description**
The property comprises a two bedroom mid terrace house arranged over ground and first floors.**EPC Rating** D**Accommodation**
Ground Floor
Reception Room
Kitchen
Bathroom with WC and wash basin**First Floor**
Two Bedrooms**Exterior**
The property benefits from a rear yard.**Tenancy**
The property is subject to an Assured Shorthold Tenancy at a rent of £373 per calendar month.**Current Rent Reserved £4,476 per annum**

LOT 181

1-6 Park Croft, 76 & 78 Peel Road, Wealdstone, Harrow HA3 7QS

*Guide Price
£15,000+

A Freehold Ground Rent Investment Secured Upon a Semi Detached Building Comprising of Six Self-Contained Flats Producing £550 Per Annum.

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Byron Park are within easy reach. Transport links are provided by Harrow & Wealdstone underground (Bakerloo line) and rail station.

Description

The property comprises a semi detached building comprising of six self-contained flats situated within a semi-detached building arranged over ground and first floors.

Note

We have been advised by the vendor that the freeholder has the right to manage and insure.

Property	Accommodation	Tenancy Details	Current Rent
Flat 1	Not inspected	125 years from 25th March 1993	£100 per annum
Flat 2	Not inspected	125 years from 15th June 2010	£200 per annum
Flat 3	Not inspected	125 years from 25th March 1993	£100 per annum
Flat 4	Not inspected	125 years from 25th March 1993	£100 per annum
Flat 5	Not inspected	166 years from 30th April 2008	Peppercorn Ground Rent
Flat 6	Not inspected	189 years from 25th March 1993	£50 per annum



LOT 182

Reginald Court, 64 Albemarle Road, Beckenham, Bromley BR3 5XA

*Guide Price
£10,000+

A Freehold Ground Rent Investment Secured Upon a Detached Block Comprising of Twenty Self-Contained Flats Producing £480 Per Annum. Plans Have Been Drawn up for the Erection of Three Additional Flats.

Description

The property comprises a purpose built block arranged to provide twenty self-contained flats arranged over ground and three upper floors. Plans have been drawn up for the erection of three additional flats (1 x 1 bed, 2 x two bed). No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Cator Park are within easy reach. Transport links are provided by Ravensbourne rail station.

Current Rent Reserved £480 per annum



LOT **183**

**6A The Broadway Joel Street, Northwood,
Middlesex HA6 1PF**

*Guide Price
£155,000+

**A Vacant First, Second and Third Floor Five/Six Bedroom
Triplex Maisonette**

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Hogs Back Open Space are within easy reach. Transport links are provided by Northwood Hills underground station (Metropolitan line) and Hatch End Rail overground station.

Description

The property comprises a first, second and third floor five/six bedroom triplex maisonette situated within a mid terrace building arranged over ground and three upper floors.

EPC Rating D

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1990 (thus approximately **65 years unexpired**).

Accommodation

First Floor

Kitchen
Two Bedrooms
Separate WC

Second Floor

Kitchen
Three Bedrooms
Bathroom

Third Floor

Bedroom/Loft Room



LOT **184**

**9 Carrington Avenue, De La Pole Avenue, Hull,
North Humberside HU3 6RU**

*Guide Price
£20,000+

**A Vacant Two Bedroom Mid Terrace House. ERV of £4,786.6 Per
Annum (Source: LHA Rate).**

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Riley Field are within easy reach. Transport links are provided by Hull rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors,

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating F



LOT

185

56 Devonshire Street, South Shields,
Tyne And Wear NE33 5SU

*Guide Price
£10,000+

A Vacant First Floor One Bedroom Flat. ERV: £5,086.12 Per Annum (Source: LHA Rate)

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of West Park are within easy reach. Transport links are provided by Tyne Dock rail station.

Description
The property comprises a first floor one bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom
Exterior
The property benefits from a rear yard.
EPC Rating C



LOT

186

18 Stanley Street, Gainsborough,
Lincolnshire DN21 1DS

*Guide Price
£15,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Scouts Hill are within easy reach. Transport links are provided by Gainsborough Central rail station.

Description
The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a FULL program of refurbishment.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
First Floor
Two Bedrooms
Bathroom
Exterior
The property benefits from a rear garden.



LOT **187****1 & 2 Hebditch Cottages, Worksop,
Nottinghamshire S80 1DG*****Guide Price
£35,000+****Two Vacant Derelict Cottages Situated on a Plot of Land
Measuring Approximately 356 sq m (3,831 sq ft). Potential for
Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Priorswell Recreation Ground are within easy reach. Transport links are provided by Worksop rail station.

Description

The property comprises two derelict houses situated on a plot of land measuring approximately 356 sq m (3,831 sq ft). We understand the property has previously suffered from fire damage.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

Further Information

Please note the photos of the property are not recent photos.

LOT **188****25 Duke Street, South Normanton, Alfreton,
Derbyshire DE55 2DD*****Guide Price
£75,000+****A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of South Street Recreation Ground are within easy reach. Transport links are provided by Alfreton rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors.

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating E

LOT 189

14 Abram House, Manchester Road, Preston,
Lancashire PR1 3YR

*Guide Price
£45,000+

A Fourth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £7,200 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2013 (thus approximately **114 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Avenham Park are within easy reach. Transport links are provided by Preston rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 9th June 2023 at a rent of £600 per calendar month.

Description

The property comprises a fourth floor two bedroom flat situated within a purpose built block arranged over ground and four upper floors.

Accommodation

Fourth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C



LOT 190

20 St. Marks Road, Sunderland,
Tyne and Wear SR4 7EE

*Guide Price
£15,000+

A Vacant Two Bedroom Mid Terrace Bungalow. ERV: £5,200 Per Annum (Source: LHA Rate)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Riverside Park are within easy reach. Transport links are provided by Sunderland rail station.

Description

The property comprises a two bedroom mid terrace bungalow arranged over the ground floor. The property requires some refurbishment.

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating F



LOT 191

**Part of Land In, Newport Pagnell, Buckinghamshire
MK16 0LG*****Guide Price
£3,000+****Land Measuring Approximately 0.18 Acres/728 sq m/7,841 sq ft****Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Tickford Park are within easy reach. Transport links are provided by Wolverton rail station.

Description

Land measuring approximately 0.18 Acres/728 sq m/7,841 sq ft

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 192

**Part of Land at, Houghton Regis, Dunstable,
Bedfordshire LU5 5RE*****Guide Price
£3,000+****Land Measuring Approximately 0.05 Acres/202 sq m/2,178 sq ft****Tenure**

Freehold

Location

The land and roadways are located on a residential road close to local shops and amenities. The open spaces of Houghton Hall Park are within easy reach. Transport links are provided by Leagrave underground station (Thameslink line) and Leagrave rail station.

Description

Land measuring approximately 0.05 Acres/202 sq m/2,178 sq ft

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT

193

Part of Land On The East Side Of Mentmore Road,
Leighton Buzzard, Bedfordshire LU7 2UW

*Guide Price

£3,000+

Land Measuring Approximately 0.24 Acres/971 sq m/10,454 sq ft

Tenure

Freehold

Location

The land and roadways are located on a residential road close to local shops and amenities. The open spaces of Tiddenfoot Waterside Park are within easy reach. Transport links are provided by Leighton Buzzard rail station.

Description

Land measuring approximately 0.24 Acres/971 sq m/10,454 sq ft

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT

194

Land On The East Side Of Ampthill Road, Flitwick,
Central Bedfordshire MK45 1UH

*Guide Price

£2,000+

Land Measuring Approximately 3.61 Acres/14,609 sq m/157,252 sq ft

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Millennium Park are within easy reach. Transport links are provided by Flitwick rail station.

Description

Land measuring approximately 3.61 Acres/14,609 sq m/157,252 sq ft

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 195

Land Lying To The West Of Whinchat Road, Thamesmead, London SE28 0ET

*Guide Price
£5,000+

Land and Roadways Measuring Approximately 1.1 Acres/4,451 sq m/47,916 sq ft

Tenure
Freehold

Location
The land and roadways are located on a residential road close to local shops and amenities. The open spaces of Gallions Park are within easy reach. Transport links are provided by Woolwich rail station.

Description
Land and roadways measuring approximately 1.1 Acres/4,451 sq m/47,916 sq ft

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 196

Land On The North Side Of Furnace Lane, Kettering, Northamptonshire NN16 9FB

*Guide Price
£3,000+

Land Measuring Approximately 0.14 Acres/567 sq m/6,098 sq ft

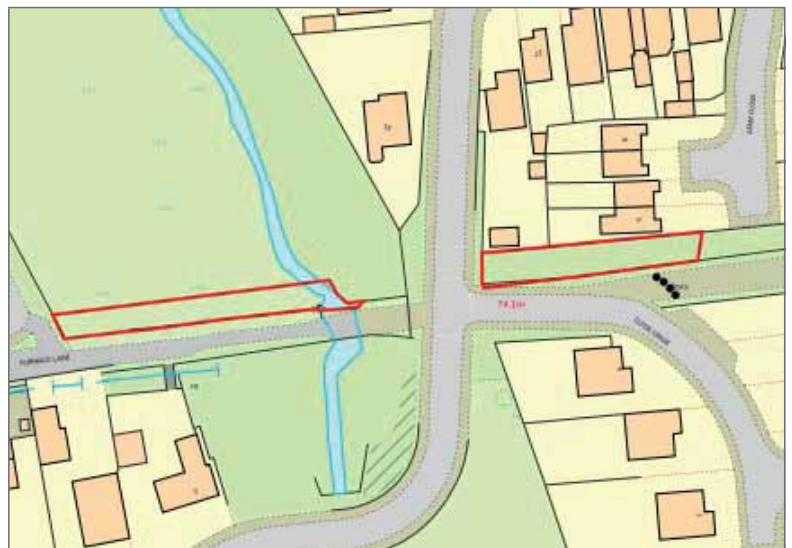
Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Pleasure Park are within easy reach. Transport links are provided by Kettering rail station.

Description
Land measuring approximately 0.14 Acres/567 sq m/6,098 sq ft

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 197

Portfolio of Thirty Two Land Plots and Roadways

*Guide Price
£1,000+

A Portfolio of Thirty Two Freehold Plots of Land and Roadways.
Total Portfolio of Land Measuring Approximately 28 Acres.

Description

The lot comprises a portfolio of thirty two plots of land and roadways. Please refer to the legal pack for further information on each plot.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 198

35 Brindley Court, Wilkins Drive, Allenton, Derby,
Derbyshire DE24 8YR

*Guide Price
£20,000+

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from May 1991 (thus approximately 94 years unexpired).

Location

The property is situated on a residential road in Allenton close to local shops and amenities. The open spaces of Kiwi Park are within easy reach. Transport links are provided by Peartree rail station.

Description

The property comprises a second floor one bedroom flat situated within a purpose built building arranged over ground and three upper floors.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

G.I.A 41 sq m / 441 sq ft

Tenancy

We understand that the property was formerly let for £6,120 per annum

EPC Rating C



LOT 199

**Land Adjacent to 1 The Link, Houghton Regis, Dunstable,
Bedfordshire LU5 5HQ*****Guide Price
£20,000+****A Plot of Land Measuring Approximately 101 sq m (1,087 sq ft)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Houghton Hall Park are within easy reach. Transport links are provided by Leagrave rail station.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

Description

A rectangular shaped parcel of land measuring approximately 100 sq m (1,087 sq ft). Plans have been drawn up for the erection of a two bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 200

**121 London Road, St Leonards-on-Sea, East Sussex
TN37 6AU*****Guide Price
£1,000+****A Freehold Ground Rent Investment Secured Upon a Mid
Terrace Building Made up of Four Flats Each (All Sold-Off)
Currently Producing £300 Per Annum****Location**

The property is situated in the seaside town of St. Leonards-on-Sea close to local shops and amenities. The open spaces of St. Leonards-on-Sea Beach are within close proximity. Transport links are provided by St. Leonards Warrior Square rail station.

Description

The property comprises a mid-terrace building four self-contained flats each arranged over lower ground, ground, first and second floor levels.

Tenure

Freehold

Accommodation**Lower Ground Floor**

2 Bed Flat (Sold Off) 999 years from Oct 2023 (**999 years unexpired**)

Ground Floor

2 Bed Flat (Sold Off) 125 years from 23 May 2022 (**123 years unexpired**)

First Floor

2 Bed Flat (Sold Off) 125 years from 22 Nov 2018 (**119 years unexpired**)

Second Floor

2 Bed Flat (Sold Off) 125 years from 7 Aug 2019 (**120 years unexpired**)



LOT 200A

52 Cameron Road, Hartlepool,
Cleveland TS24 8DL

*Guide Price
£22,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Summerhill Country Park are within easy reach. Transport links are provided by Hartlepool rail station.

Description
The property comprises a two bedroom mid terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear yard.

EPC Rating G



LOT 201

Garages at 99D Lord Street, Grimsby,
South Humberside DN31 2NF

*Guide Price
£20,000+

Ten Single Storey Lock-Up Garages Situated on a Plot of Land Measuring Approximately 3,436 sq ft. Potential for Development (Subject to Obtaining all Necessary Consents)

Tenure
Freehold

Location
The garages are situated on a residential road close to local shops and amenities. The open spaces of Boulevard Park and Duke of York Gardens are within easy reach. Transport links are provided by Grimsby Town rail station.

Description
The property comprises ten single storey lock-up garages situated on a plot of land measuring approximately 3,436 sq ft.



LOT 202

**1 Stewart Street, Peterlee,
County Durham SR8 3LQ*****Guide Price
£25,000+****A Vacant Three Bedroom End of Terrace House. ERV of
£5,923.84 Per Annum (Source: LHA Rate).****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Oak Road Community Park are within easy reach. Transport links are provided by Horden rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors.

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating D

LOT 203

**3 Rossall Street, Hartlepool,
Cleveland TS25 5RX*****Guide Price
£15,000+****A Vacant Two Bedroom Mid Terrace House. ERV of £5,181.80
Per Annum (Source: LHA Rate)****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Rossmere Park are within easy reach. Transport links are provided by Seaton Carew rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors.

Tenancy

The LHA rate for a two bedroom property in the area is £99.65 per week (£5,181.80 per annum) (source: lha-direct.voa.gov.uk).

Tenure
Freehold**Accommodation**

Ground Floor
Reception Room
Kitchen (Not Fitted)
Bathroom

First Floor
Two Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating D

LOT

204

Plot F Land Lying to the North Side of Grimsdyke Cottage,
Old Redding, Harrow, Middlesex HA3 6SF

*Guide Price

£50,000+

A Vacant Plot of Land Measuring Approximately 0.65 acres
(2,630 sq m)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Bentley Priory Open Space are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Bushey rail and overground stations.

Description

The property comprises an irregular shaped plot measuring approximately 0.65 acres (2,630 sq m).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT

205

Upper Floors 26 Pool Street, Caernarfon,
Gwynedd LL55 2AB

*Guide Price

£30,000+

A Vacant Three Bedroom Maisonette Split Over Three Levels

Tenure

Leasehold. The property is held on a 150 year lease from 25th December 2021 (thus approximately 148 years unexpired).

Location

The property is situated in the town centre next to local shops and amenities. The historic castle, waterfront, beach, train station and numerous green open spaces are within easy reach. Transport links are provided by the A487 to the east.

Description

The property comprises a first, second and third floor three bedroom split level flat situated within a end of terrace building arranged over ground and two upper floors. The property has potential to be suited as a holiday home or Airbnb.

Accommodation

First Floor

Two Rooms

Second Floor

Two Bedrooms
WC

Attic Floor

Bedroom

Exterior

The property benefits from off street parking for two cars and rooftop terrace above rear shop area.



LOT 206

81 Pasture Street, Grimsby,
North East Lincolnshire DN32 9EP*Guide Price
£5,000+**A Vacant Single Storey Retail Unit****Tenure**
Freehold**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Grant Thorold Park are within easy reach. Transport links are provided by Grimsby Docks rail station.**EPC Rating** D**Description**

The property comprises a single storey retail unit situated within a mid terrace building arranged over ground floors.

Accommodation
Ground Floor
Retail Area
WC

LOT 207

Garages at Southfields, Feltham Drive, Frome,
Somerset BA11 5AH*Guide Price
£16,000+**Eight Single Storey Lock-Up Garages Situated on a Plot of Land Measuring Approximately 2,960 sq ft. Potential for Development (Subject to Obtaining all Necessary Consents)****Tenure**
Freehold**Location**
The garages are situated on a residential road close to local shops and amenities. The open spaces of Victoria Park Playground are within easy reach. Transport links are provided by Frome rail station.**Description**

The property comprises eight vacant single storey lock-up garages situated on a plot of land measuring approximately 2,960 sq ft.



LOT 208

Garages 1ST, Stonewall Terrace, Feltham Drive, Frome,
Somerset BA11 5AH

*Guide Price
£10,000+

Five Vacant Single Storey Lock Up Garages

Tenure

Freehold

Location

The garages are situated on a residential road close to local shops and amenities. The open spaces of Victoria Park Playground are within easy reach. Transport links are provided by Frome rail station.

Description

The property comprises five single storey lock up garages.



LOT 209

Unit 2-08, 19 Wright Street, Liverpool,
Merseyside, L5 8SB

*Guide Price
£10,000+

A Second Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £4,416 Per Annum

Tenure

Leasehold. The property is held on a 250 year lease from 12th July 2013 (thus approximately 240 years unexpired).

Location

The property is situated in a residential area close to local shops and amenities. The open spaces of Everton Nature Garden are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

Description

The property comprises a second floor student accommodation unit situated within a purpose built block arranged over ground and three upper floors.

Accommodation

Second Floor

Bedroom
Bathroom
Communal Reception Room
Communal Kitchen

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 1st December 2023 at a rent of £368 per calendar month.



LOT 210

Flat 11 Risingholme Court, High Street, Heathfield, East Sussex TN21 8GB

*Guide Price
£10,000+

A Vacant Second Floor One Bedroom Retirement Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st June 2007 (thus approximately **110 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by the A265 road.

Description

The property comprises a second floor one bedroom retirement flat situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens.

EPC Rating B



LOT 211

10 Richard Terrace, Coronation, Bishop Auckland, County Durham DL14 8SL

*Guide Price
£25,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Dene Valley Hills are within easy reach. Transport links are provided by Bishop Auckland rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and two upper floors.

Tenancy

The LHA rate for a two bedroom property in the area is £87.45 per week (£4,547.50 per annum) (source: lha-direct.voa.gov.uk).

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from both front garden and rear yard.

EPC Rating C



LOT

212

168 Sheriff Street, Hartlepool,
Cleveland TS26 8EG

*Guide Price
£30,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,292 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Ward Jackson Park are within easy reach. Transport links are provided by Hartlepool rail station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 6th October 2020 at a rent of £121 per calendar week (Holding Over).

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

EPC Rating E



LOT

213

Flat 1.12 Cardinal House, 55 Bridge Road, Birmingham,
West Midlands B8 3ST

*Guide Price
£10,000+

A Student Accommodation Unit Subject to a Tenancy Producing £6,660 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1st July 2015 (thus approximately **116 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Adderley Park are within easy reach. Transport links are provided by Adderley Park rail station.

Description

The property comprises a student accommodation unit situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Bedroom
Communal Reception Room
Communal Kitchen
Communal Bathroom

Tenancy

The property is subject to a Tenancy at a rent of £555 per calendar month.



LOT **214****Flat 1.08 Cardinal House, 55 Bridge Road, Birmingham,
West Midlands B8 3ST*****Guide Price
£10,000+****A Student Accommodation Unit Subject to a Tenancy Producing
£6,660 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 1st July 2015 (thus approximately **116 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Adderley Park are within easy reach. Transport links are provided by Adderley Park rail station.

Description

The property comprises a student accommodation unit situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Bedroom
Communal Reception Room
Communal Kitchen
Communal Bathroom

Tenancy

The property is subject to a Tenancy at a rent of £555 per calendar month.

LOT **215****By Order of the Mortgagees in Possession
65A Delamere Road, Hayes,
Hillingdon UB4 0NN*****Guide Price
£155,000+****A First Floor Two Bedroom Flat Offered with Vacant Possession****Location**

The property is situated on a mixed residential and commercial road amongst local shops and amenities. The open spaces of Belmore Playing Fields are within easy reach. Transport links are provided by Hayes & Harlington underground (Elizabeth line) and rail stations.

Description

The property comprises a first floor two bedroom flat situated within a mixed-used building arranged over ground and first floors. The property requires a program of refurbishment.

Tenure

Leasehold. The property is held on a 99 year lease from December 1984 (thus approximately **59 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 216

By Order of the Mortgagees NOT in Possession
20 Edgington Road, Streatham,
London SW16 5BS

*Guide Price
£230,000+

A First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 25th March 1965 (thus approximately 940 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Streatham Common are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) and Streatham Common rail station.

Description

The property comprises a first floor two bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C



LOT 217

Unit 3.03 Cardinal House, 55 Bridge Road, Birmingham,
West Midlands B8 3ST

*Guide Price
£10,000+

A Vacant Third Floor Student Accommodation Unit. ERV of £6,282.64 Per Annum (Source: LHA Rate)

Tenure

Leasehold. The property is held on a 125 year lease from 1st July 2015 (thus approximately 116 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Adderley Park are within easy reach. Transport links are provided by Adderley Park rail station.

Description

The property comprises a third floor student accommodation unit situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Third Floor
Bedroom
Communal Reception Room
Communal Kitchen
Communal Bathroom



LOT 218

Unit 3.10 Cardinal House, 55 Bridge Road, Birmingham, West Midlands B8 3ST

*Guide Price
£10,000+

A Third Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £6,000 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1st July 2015 (thus approximately 116 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Adderley Park are within easy reach. Transport links are provided by Adderley Park rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 31st March 2023 at a rent of £500 per calendar month.

Description

The property comprises a student accommodation unit situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Third Floor

Bedroom
Communal Reception Room
Communal Kitchen
Communal Bathroom



LOT 219

Land at 56 Central Wall Road, Canvey Island, Essex SS8 9PQ

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 121 sq m (1,306 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Canvey Heights Country Park are within easy reach. Transport links are provided by Benfleet rail station.

Description

The property comprises a roughly rectangular plot of land measuring approximately 121 sq m (1,306 sq ft).

Note

The site area depicted within the plan in the catalogue particulars is for indicative purposes only and is not an exact measurement. Buyers should refer to the legal pack for the accurate site boundary and any other consents or rights over the land. Purchasers are deemed to rely on their own enquiries with regard to any possible development potential or alternative uses for this land plot.



LOT 220

Land Off Thurnham Lane, Thurnham,
Kent ME14 4QZ

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 9,000 sq ft (836 sq m)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Mote Park are within easy reach. Transport links are provided by Bearsted rail station.

Description

A freehold plot of land measuring approximately 9,000 sq ft (836 sq m).

Note

The site area depicted within the plan in the catalogue particulars is for indicative purposes only and is not an exact measurement. Buyers should refer to the legal pack for the accurate site boundary and any other consents or rights over the land. Purchasers are deemed to rely on their own enquiries with regard to any possible development potential or alternative uses for this land plot.



LOT 221

Garages & Land at Laverock Grove, Madeley, Crewe,
Cheshire CW3 9NL

*Guide Price
£16,000+

Eight Single Storey Garages Situated on a Plot of Land Measuring Approximately 14,369 sq ft. Potential for Development (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

The garages are situated on a residential road close to local shops and amenities. The open spaces of Middle Madeley Park are within easy reach. Transport links are provided by the M6 to the east.

Description

The lot comprises eight single storey garages situated on a plot of land measuring approximately 14,369 sq ft.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT **222****Land Adjacent to 5 Meadow Close, North Baddesley,
Southampton, Hampshire SO52 9FQ*****Guide Price
£5,000+****A Plot of Land Measuring Approximately 660 sq m (7,104 sq ft)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Lavington Gardens Park are within easy reach. Transport links are provided by Romsey rail station.

Description

A parcel of land measuring approximately 660 sq m (7,104 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.

LOT **223****11 Howlish View, Coundon, Bishop Auckland,
County Durham DL14 8ND*****Guide Price
£25,000+****A Vacant Two/Three Bedroom Mid Terrace House with an Attic Room. ERV of £4,547.4 Per Annum (Source: LHA Rate).****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Leeholme Recreation Ground are within easy reach.

Description

The property comprises a two/three bedroom mid terrace house arranged over ground and first floors

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Second Floor

Attic Room

Exterior

The property benefits from a rear yard



LOT 224

Unit 1.02 Cardinal House, 55 Bridge Road, Birmingham,
West Midlands B8 3ST

*Guide Price
£5,000+

A Ground Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £6,600 Per Annum

Tenure

Leasehold. The property is held on a 125year lease from 1st July 2015 (thus approximately 116 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Adderley Park are within easy reach. Transport links are provided by Adderley Park rail station.

Description

The property comprises a ground floor student accommodation unit situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Ground Floor

Bedroom
Communal Reception Room
Communal Kitchen
Communal Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £550 per calendar month.

EPC Rating C



LOT 225

Apartment 24.3 (D) Arndale House, 89-103 London Road,
Liverpool, Merseyside L3 8JA

*Guide Price
£10,000+

A Fourth Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £4,845 Per Annum

Location

The property is situated in a prominent city centre location close to local shops and amenities. The open spaces of Rupert Lane Recreation Ground are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

Description

The property comprises a fourth floor studio flat situated within a purpose built block benefiting from full time accommodation management and a private gym.

EPC Rating D

Tenure

Leasehold. The property is held on a 999 year lease from 1st August 2013 (thus approximately 991 years unexpired).

Accommodation

Fourth Floor

Studio Room
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £403 per calendar month.



LOT 226

16 Garages to the Rear of 45 Raby Road, Hartlepool, Cleveland TS24 8AS

*Guide Price
£35,000+

Sixteen Single Storey Garages Situated on a Plot of Land Measuring Approximately 400 sq m (4,305 sq ft). Eight of the Garages are Let Producing a Combined Rent of £2,496 Per Annum.

Tenure

Freehold

Location

The garages are situated on a residential road close to local shops and amenities. The open spaces of Thornton Park are within easy reach. Transport links are provided by Hartlepool rail station.

Description

The property comprises sixteen single storey garages situated on a plot of land measuring approximately 400 sq m (4,305 sq ft).

Tenancy

Eight garages are let for a combined rent of £2,496 per annum. There may be potential to increase the rent. Buyers should rely on their own enquiries.



LOT 227

Land Between 3 & 4 Maple Place, Court Lodge Road, Appledore, Ashford, Kent TN26 2DD

*Guide Price
£25,000+

A Plot of Land Measuring Approximately 690 sq m (7,427 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Appledore Recreation Ground are within easy reach. Transport links are provided by Appledore rail station.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.

Description

A parcel of land measuring approximately 690 sq m (7,427 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 228

Land Adjacent to 17-26 Rambler Close, Trowbridge, Wiltshire BA14 9SL

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 4,960 sq m (53, 389 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Freetown Park are within easy reach. Transport links are provided by Trowbridge rail station.

Description

The property comprises a plot of land measuring approximately 4,960 sq m (53,389 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 229

Garage 17 at Woodside Close, Rainham, Essex RM13 9PB

*Guide Price
£10,000+

A Single Storey Lock-Up Garage

Tenure

Freehold

Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of Spring Farm Park are within easy reach. Transport links are provided by Dagenham East underground station (District line) and Rainham rail station.

Description

The property comprises a single storey lock-up garage.



LOT 230

Land to the Rear of Farlands Close, St. Leonards-on-Sea, East Sussex TN37 7UE

*Guide Price
£30,000+

A Plot of Land Measuring Approximately 0.44 Acres (19,009 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Beauport Holiday Park are within easy reach. Transport links are provided by Ore rail station.

Description

The property comprises a plot of land measuring approximately 0.44 acres (19,009 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should refer to the legal pack for the accurate site boundary and any consents or rights over the land. Purchasers are deemed to rely on their own enquiries with regard to precise measurements and any possible development potential or alternative uses for this land plot.



LOT 231

Land to the Rear of 1 Robinhood Close, Mitcham, Surrey CR4 1JN

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 75 sq m (807 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Mayfield Road Playground are within easy reach. Transport links are provided by Mitcham Junction rail station.

Further Information

We understand that the site next door to the lot obtained planning permission for a residential development. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Description

The lot comprises a plot of land measuring approximately 75 sq m (807 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 232

Land at Portland Avenue, New Malden,
Surrey KT3 6BB

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 3,260 sq m (35,085 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Manor Park are within easy reach. Transport links are provided by Worcester Park rail station.

Description

The property comprises a plot of land measuring approximately 3,260 sq m (35,085 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 233

Land South of Eden Way, Bicester,
Oxfordshire OX26 2RP

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 3,168 sq m (34,107 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Kea Field are within easy reach. Transport links are provided by Bicester North rail station.

Description

A parcel of land measuring approximately 3,168 sq m (34,107 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 234**Land and Roadways at Trapstyle Road, Ware,
Hertfordshire SG12 0BA*****Guide Price
£3,000+****A Plot of Land and Roadways Measuring Approximately 2.7
Acres (11,000 sq m)****Tenure**

Freehold

Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of King George Park are within easy reach. Transport links are provided by Ware rail station.

Description

The lot comprises of land and roadways measuring approximately 2.7 Acres (11,000 sq m).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.

**LOT 235****Land Adjacent to 44 Darwin Drive, Tonbridge,
Kent TN10 4SD*****Guide Price
£20,000+****A Vacant Plot of Land Measuring Approximately 0.63 Acres
(27,327 sq ft)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Frog Bridge Play Area are within easy reach. Transport links are provided by the A26.

Description

The property comprises a plot of land measuring approximately 0.63 Acres (27,327 sq ft).

Planning

Plans have been drawn up for the erection of 3 x detached houses (1 x four bedroom & 2 x three bedroom). One house is to benefit from off street parking. A copy of the plans can be found in the legal pack.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should refer to the legal pack for the accurate site boundary and any consents or rights over the land. Purchasers are deemed to rely on their own enquiries with regard to precise measurements and any possible development potential or alternative uses for this land plot. Some or all of this land may comprise adopted highway land, buyers should rely on their own enquiries. We understand this land is nominated as an asset of community value. Further information can be found in the legal pack.



LOT 236

Land at Wansbeck Drive & Waveney Close, Bicester, Oxfordshire OX26 2GP

*Guide Price
£5,000+

Multiple Parcels of Land Measuring Approximately 2,322 sq m (24,994 sq ft) Combined.

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Kea Field are within easy reach. Transport links are provided by Bicester North rail station.

Description

The lot comprises parcels of land measuring approximately 2,322 sq m (24,994 sq ft) combined.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 237

Land and Roadways at Fraser Road, Cheshunt, Hertfordshire EN8 0JW

*Guide Price
£1,000+

A Plot of Land and Roadways Measuring Approximately 993 sq m (10,691 sq ft)

Tenure

Freehold

Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Cheshunt Park are within easy reach. Transport links are provided by Cheshunt overground and rail stations.

Description

The lot comprises land and roadways measuring approximately 993 sq m (10,691 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT **238****Site 5, Mill Lane, Sindlesham, Wokingham,
Berkshire RG41 5DF*****Guide Price
£12,000+****A Plot of Land Measuring Approximately 2,458 sq m (0.61 acres)****Tenure**
Freehold**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Laurel Park are within easy reach. Transport links are provided by Winnersh rail station.

Description

A rectangular shaped parcel of land measuring approximately 2,458 sq m (0.61 acres)

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

LOT **239****69 Cardiff Road, Watford,
Hertfordshire WD18 0DS*****Guide Price
Sold Prior****A Vacant Three Bedroom Mid Terrace House. Potential for a Loft Extension (Subject to Obtaining all Necessary Consents)****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Oxhey Activity Park are within easy reach. Transport links are provided by Watford High Street Overground station.

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floor levels. The property has suffered from fire damage and requires a full program of refurbishment.

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom/WC

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating D

LOT 240

13A Kilburn Lane, Queens Park,
London W10 4AE

*Guide Price
Sold Prior

A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £21,600 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 2004 (thus approximately **79 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Queen's Park Gardens are within easy reach. Transport links are provided by Kensal Green underground station (Bakerloo line) and Paddington rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,800 per calendar month.

Description

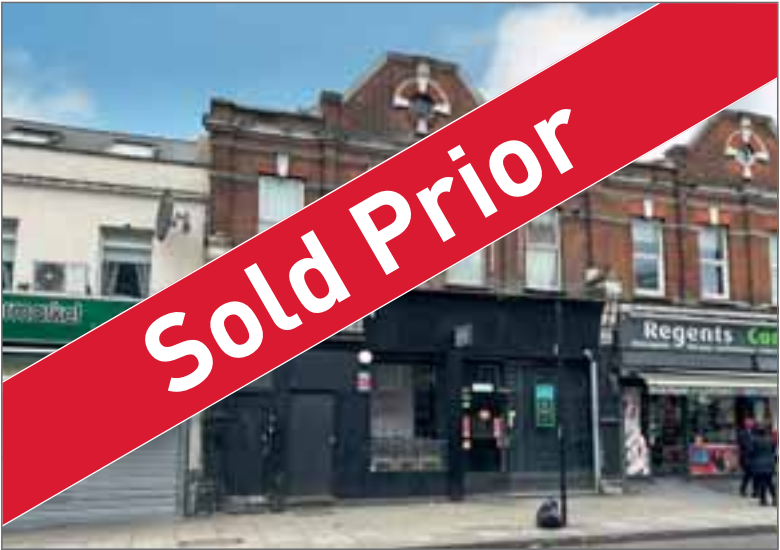
The property comprises a first floor two bedroom flat situated within a mid terrace building arranged over ground and first floors.

Accommodation

First Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

EPC Rating E



LOT 241

1 St. James Lane, Haltwhistle,
Northumberland NE49 0BX

*Guide Price
Sold Prior

A Three Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £4,800 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. There are numerous open spaces within easy reach. Transport links are provided by Haltwhistle rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors.

EPC Rating D

Accommodation

Auction House London have not internally inspected the property. The information has been obtained from historic sales particulars. All buyers are deemed to have made their own enquiries.

Exterior

The property benefits from a rear yard.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 1st June 2013 at a rent of £400 per calendar month (holding over)



LOT 242

By Order of the Mortgagees
The Arches, 85 Childers Street, Lewisham,
London SE8 5NN

*Guide Price
Sold Prior



Ten Self-Contained Flats (9 x One Bedroom, 1 x Two Bedroom) Offered Under One Head Lease. Potential Break Up/Rental Investment Opportunity. Flats Offered with Vacant Possession upon Completion.

Location
The flats are situated on a residential road close to local shops and amenities. The open spaces of Folkestone Gardens are within easy reach. Transport links are provided by New Cross overground and rail stations.

Description
The property comprises ten self-contained flats (9 x one bedroom, 1 x two bedroom) arranged over the ground and first floors of a purpose built block which is arranged over ground and seven upper floors.

Tenure
Leasehold. The 10 flats are held on a 150 year head lease from 8th June 2010 (thus approximately **136 years unexpired**). 10 individual leases have been drafted ready for submission to Land Registry (freeholder's consent not required). Please refer to legal pack.

Tenancy
We understand that the property was formerly let at a rent of £204,000 per annum



Accomodation Schedule

Property	Floor	Accommodation
Flat 1	Ground	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom
Flat 2	Ground	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom
Flat 3	Ground	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom, Private Courtyard
Flat 4	Ground	Reception Room with Open-Plan Kitchen, Two Bedrooms, Bathroom
Flat 5	First	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom
Flat 6	First	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom
Flat 7	First	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom
Flat 8	First	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom
Flat 9	First	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom
Flat 10	First	Reception Room with Open-Plan Kitchen, Bedroom, Bathroom

LOT

243

5 Roebuck Close, Horsham,
West Sussex RH13 5UL

*Guide Price
Sold Prior

A Vacant Ground Floor One Bedroom Maisonette

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Leechpool Woods are within easy reach. Transport links are provided by Horsham rail station.

Description
The property comprises a ground floor one bedroom maisonette situated within a mid terrace building arranged over ground and first floors.

EPC Rating C

Tenure
Leasehold. The property is held on a 99 year lease from April 2000 (thus approximately **75 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a private rear garden and off street parking.



LOT

244

Unit G-04 Young Village, 279-285 Scotland Road,
Liverpool, Merseyside L5 8TN

*Guide Price
Sold Prior

A Ground Floor Student Studio Flat Subject to an Assured Shorthold Tenancy Producing £4,416 Per Annum

Tenure
Leasehold. The property is held on a 250 year lease from 22nd July 2013 (thus approximately **239 years unexpired**).

Location
The property is situated in a residential area close to local shops and amenities. The open spaces of Everton Nature Garden are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

Description
The property comprises a ground floor student studio flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation
Ground Floor
Studio Room
Shared Kitchen
Bathroom

Tenancy
The property is subject to an Assured Shorthold Tenancy at a rent of £368 per calendar month.



LOT 245

By Order of the Executors
**31 York Street, Thurnscoe, Rotherham,
 South Yorkshire S63 0DY**

*Guide Price
Sold Prior

A Vacant Three Bedroom Mid Terrace House

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Thurnscoe Reservoir are within easy reach. Transport links are provided by Thurnscoe rail station.

Description
 The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a full program of refurbishment.

Tenancy
 The LHA rate for a three bedroom property in the area is £109.32 per week (£5,684.64 per annum) [source: lha-direct.voa.gov.uk].

Accommodation
Ground Floor
 Reception Room
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden.

EPC Rating D



LOT 246

**16 Roman Court, High Street, Edenbridge,
 Kent TN8 5LW**

*Guide Price
Sold Prior

A Vacant First Floor One Bedroom Retirement Flat

Tenure
 Leasehold. The property is held on a 125 year lease from 1st September 2005 (thus approximately **106 years unexpired**).

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Stangrove Park are within easy reach. Transport links are provided by Edenbridge Town rail station.

EPC Rating B

Description
 The property comprises a first floor one bedroom retirement flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation
First Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior
 The property benefits from communal gardens.



LOT 247

7 Shetland Way, Corby,
Northamptonshire NN17 2HW

*Guide Price
Sold Prior

**A Five Room Semi Detached Building Part-Let Producing
£10,582 Per Annum**

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Medina Park are within easy reach. Transport links are provided by Corby rail station.

Tenancy

Two rooms are let for a combined rent of £10,582 Per Annum. Please refer to the legal pack for the tenancy schedule.

EPC Rating D

Description

The property comprises a five room semi detached house arranged ground and first floors.

Accommodation

Ground Floor

Kitchen
Two Rooms

First Floor

Three Rooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 248

1 Durham Road, Ferryhill,
County Durham DL17 8LD

*Guide Price
Sold Prior

**A Substantial Vacant Mixed Use Mid Terrace Building Arranged
To Provide A Ground Floor Retail Unit and First and Second
Floor Ancillary Space.**

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A167 and A1(M).

Description

The property comprises a mixed use mid terrace building arranged to provide a ground floor retail unit and first and second floor ancillary space.

Accommodation

Ground Floor

Shop Area

First Floor

Ancillary Area

Second Floor

Ancillary Area



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LONDON

Common Auction Conditions (Edition 4)

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Common Auction Conditions (4th Edition – reproduced with the consent of the RICS). 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.

INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

GLOSSARY

The glossary gives special meanings to certain words used in the conditions.

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

SALE CONDITIONS

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

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); and
- where the following words appear in small capitals they have the specified 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.

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 is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding 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.

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

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 for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE 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 sold before or after 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 (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE'; including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

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, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) 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 schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

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 seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common Auction Conditions. They cannot be dispensed or varied without OUR agreement, even by a CONDITION purporting to replace the Common Auction Conditions in their entirety.

A1

INTRODUCTION

A1.1

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2

If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only 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 or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final.

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.

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.

WE may refuse to admit one or more persons to the AUCTION without having to explain why.

YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

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.

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.

THE PARTICULARS AND OTHER INFORMATION

WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

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.

The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

THE CONTRACT

A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). 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.

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. The deposit

- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

- (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;

- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

- (d) 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 is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

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A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and 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.
A5.8	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 BUYER's default.
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

GENERAL CONDITIONS OF SALE

Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disappplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

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 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. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
G1.4	The LOT is also 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, under 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; and (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 must comply with them and keep the SELLER indemnified.
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.
G1.8	The BUYER buys with full knowledge of (a) the DOCUMENTS, whether or not the BUYER has read them; and (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.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written 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 any VAT on the PRICE).
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
G3	BETWEEN CONTRACT AND COMPLETION
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless

G3.2	If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser; (e) must, 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 reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
G3.3	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.
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
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 to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) 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. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE 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 fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER. (d) 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(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's 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 subject 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 Money Laundering Regulations and Land Registry Rules.

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 G5.2 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 has any liability (other than to the BUYER) 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.
G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant; (b) the form of new lease is that described by the SPECIAL CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
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, but no other amounts unless specified in the SPECIAL CONDITIONS.
G6.3	Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.
G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.
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 ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE. 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.
G7.2	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.
G7.3	
G7.4	
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 or sublet is required this CONDITION G9 applies. The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
G9.2	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
G9.3	

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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 ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		(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 part 3 of this CONDITION G11.	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.
G9.5	The BUYER must promptly (a) 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 SELLER has not given licence notice to the BUYER 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 the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.	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.	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.
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 money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.	G12	MANAGEMENT		
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 promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.		
G10.3	Income and outgoings are to be apportioned at the 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.	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.		
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 (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (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.	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.	G16	CAPITAL ALLOWANCES
		G13	RENT DEPOSITS	G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
		G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.	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.
		G13.2	The remainder of 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.	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
		G13.3	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.	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.
		G13.4	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.	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 agreements 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 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.
					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; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
					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.
					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	If 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.

Common Auction Conditions (Edition 4)

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	(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: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; 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 that 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; and (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours 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 at its own expense and as soon as practicable: (a) procure that it becomes registered at the 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 affected 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 practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and (c) join in any representations the SELLER may properly make to the 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.	
G28.2	A communication may be relied on if: (a) delivered by hand; or (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 CONTRACTs (Rights of Third Parties) Act 1999.	

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

1	The Deposit
1.1	General Conditions A5.5a shall be deemed to be deleted and replaced by the following: A5.5a. The Deposit: (a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 21 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
2	Buyer's Administration Charge
2.1	Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,500 (£1,250 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply.
3	Extra Auction Conduct Conditions
3.1	Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

What the new regulations mean for you as a bidder or buyer at the auction:

- In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
- In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
- In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
- If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
- Your ID will be kept on file for 5 years and will we will only require updated documents if you change address.
- Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

- Photographic evidence of identity**
 - Current signed Passport
 - Current full UK/EU photo card driving licence
 - Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
 - Firearm or shotgun certificate
 - Resident permit issued by the Home Office to EU National
 - Evidence of Residence**
 - Current full UK/EU photo card driving licence (if not used to prove identity)
 - Utility bill issued in last three months (not mobile phone)
 - Recent bank/ building society/ mortgage/ credit card statement
 - Current house/ motor insurance certificate
 - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
 - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
 - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

All certified ID can be sent to us at info@auctionhouselondon.co.uk. The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.

Auction House London

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2024 Auction Programme

Wednesday 7th February & Thursday 8th February
Tuesday 12th March
Wednesday 17th April
Wednesday 22nd May
Wednesday 26th June
Wednesday 31st July
Wednesday 11th September
Tuesday 15th October
Wednesday 13th November
Wednesday 11th December

All Commencing 8.45am

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