

**REGISTERED
BIDDING
ONLY**



**# extracting
every last BID**

**Wednesday
7th December
2022**

Via Live Stream
Commencing
at 9.00am

Auction House London 2023 Auction Schedule

Wednesday 8th February

Wednesday 15th March

Wednesday 19th April

Wednesday 24th May

Wednesday 28th June

Wednesday 2nd August

Wednesday 13th September

Wednesday 25th October

Wednesday 6th December

All Commencing 9.00am

**# extracting
every last BID**



Wednesday
7th December
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 auctionhouselondon.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.

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 represented, 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 £1,200 (£1,000 +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@auctionhouselondon.co.uk



Auctioneer's Welcome

Welcome to our ninth and final sale of 2022. I'm delighted to report that, despite talk of the market cooling off a touch, our recent October auction was very successful in attracting huge numbers of registered bidders and resulted in £26m raised and a sales rate of 80% with most of the lots selling for well above their reserve prices as demand far outstripped supply.

2022 has been an interesting year for the industry with interest rate hikes and well publicised economic troubles certainly effecting Q4. But as a whole, the market has held up well. We have never had more lots for sale or more bidders contesting them. We have listed a staggering 1,803 lots in 2022. Let's hope 2023 continues to be full of opportunities for buyers and sellers alike.

On to this auction catalogue and I am delighted to present 255 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 three weeks ago, we have already launched this December 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 9:00am 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:

Andrew Binstock
Founder & Auctioneer



OUR AUCTIONS AT A GLANCE

JAN

FEB

144 | £25.6m | 90%
LOTS SOLD | TOTAL RAISED | SUCCESS

139 | £28.4m | 93%
LOTS SOLD | TOTAL RAISED | SUCCESS

MAR

APR

117 | £20.6m | 90%
LOTS SOLD | TOTAL RAISED | SUCCESS

136 | £26.5m | 93%
LOTS SOLD | TOTAL RAISED | SUCCESS

MAY

JUN

133 | £25.1m | 93%
LOTS SOLD | TOTAL RAISED | SUCCESS

JUL

AUG

163 | £30.5m | 92%
LOTS SOLD | TOTAL RAISED | SUCCESS

125 | £25.9m | 88%
LOTS SOLD | TOTAL RAISED | SUCCESS

SEP

OCT

148 | £26m | 83%
LOTS SOLD | TOTAL RAISED | SUCCESS

NOV

DEC

Wednesday 7th December

Our total figures for 2022



1105

Lots Sold



£208.8m

Total Raised



90%

of 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



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



Max Smith
Sales Support



Amber Lloyd-Jones
Auction Administrator

Auction House London
5 Hampstead Gate
1a Frognal
Hampstead
London NW3 6AL

020 7625 9007

info@auctionhouselondon.co.uk

auctionhouselondon.co.uk



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Any property used as security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.
**On loans up to £500,000 for residential properties only.



Buying at Auction

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).





MOVEMBER 2022



Growing, Growing, Gone!

Globally, more than 1.4M men are diagnosed with prostate cancer each year. Movember is working to reduce the number of deaths from prostate cancer, and I want to help them get there. Help me stop men dying too young.

What are you waiting for? Please support me, Jamie Weir, Auctioneer & Director at Auction House London by scanning the QR code or visit www.movember.com/m/14343292 and supporting a worthy cause.

GIVE HERE!



Click to check out the latest update on Jamie's moustache



Order of Sale

Wednesday 7th December 2022

1	562 High Road, Finchley, London, N12 0AD	£475,000+	Residential
2	203 Kingston Road, New Malden, Surrey, KT3 3SS	£110,000+	Commercial
3	56 Redstart Close, New Addington, Croydon, Surrey, CR0 0EU	£220,000+	Residential
4	120 Oaks Lane, Ilford, Essex, IG2 7PY	£250,000+	Residential
5	53 Viney Bank, Court Wood Lane, Croydon, Surrey, CR0 9JT	£200,000+	Residential
6	34 Guildford Grove, Greenwich, London, SE10 8JT	£500,000+	Residential
7	The Coach House, Colby Road, Walton-on-Thames, Surrey, KT12 1DN	£80,000+	Residential
8	49 Lynwood Road, Redhill, Surrey, RH1 1JR	£275,000+	Residential
9	5 Cloister Gardens, South Norwood, London, SE25 5ER	£250,000+	Residential
10	43 Leopold Road, Finchley, London, N2 8BE	£450,000+	Residential
11	110A St. Stephens Road, Hounslow, Middlesex, TW3 2BN	£125,000+	Residential
12	19A Grange Park Drive, Leigh-on-Sea, Essex, SS9 3JZ	£165,000+	Residential
13	188-196 St Albans Road, Watford, Hertfordshire, WD24 4AS	£1,100,000+	Mixed Use
13A	17 Allerton Road, Borehamwood, Hertfordshire, WD6 4AJ	£225,000+	Residential
14	17 Shardeloes Road, New Cross, London, SE14 6NZ	£500,000+	Residential
15	The Lodge, Old Lane, Cobham, Surrey, KT11 1NH	£900,000+	Residential
16	2 Esher Avenue, Romford, Essex, RM7 9EA	£70,000+	Residential
17	7 Church Road, Acton, Ealing, W3 8PU	£80,000+	Residential
18	202 Swanwick Lane, Swanwick, Southampton, Hampshire, SO31 7GZ	£140,000+	Residential
18A	Flat A, 74 Hoxton Street, Hackney, London, N1 6LP	£180,000+	Residential
19	116 Leigham Vale, Streatham Hill, London, SW2 3JH	£500,000+	Residential
20	Flat 6 Sherborne Court, Elmers End Road, Penge, London, SE20 7SL	£80,000+	Residential
21	42 The Crescent, Harlington, Hayes, Middlesex, UB3 5NA	£115,000+	Residential
21A	14 Parkfield Road, Harrow, Middlesex, HA2 8LB	£140,000+	Residential
22	63 Chalton Street, Kings Cross, London, NW1 1HY	£1,500,000+	Residential
23	184 Bishopsford Road, Morden, Surrey, SM4 6DA	£190,000+	Residential
24	Flat 4 St. Crispin House, 2 Barclay Road, Croydon, Surrey, CR0 1JN	£70,000+	Residential
25	Flat 5 James House, 18 High Street, Ealing Broadway, London, W5 5DB	£395,000+	Residential
26	Flat 4A, 23 Burnt Ash Lane, Bromley, Kent, BR1 4DJ	£110,000+	Residential
27	Land Adjacent to 75 Goldingham Drive, Braintree, Essex, CM7 1BH	£30,000+	Land
28	321B Green Lanes, Palmers Green, London, N13 4TY	£175,000+	Residential
29	67 Churchdown, Bromley, Kent, BR1 5PJ	£100,000+	Residential
30	42 Windsor Road, Richmond, Surrey, TW9 2EL	£850,000+	Residential
31	21 Croft Road, Upwell, Wisbech, Cambridgeshire, PE14 9HE	£100,000+	Residential
32	Flat 4, 303 Norwood Road, Lambeth, London, SE24 9AQ	£50,000+	Residential
33	52 Taunton Lane, Coulsdon, Surrey, CR5 1SF	£80,000+	Residential
34	82A Enfield Road, Brentford, Middlesex, TW8 9PB	£250,000+	Residential
35	Flat 6 Westly House, Rosemary Avenue, Edmonton, London, N9 8QT	£80,000+	Residential
36	Flat 1 York House, Selhurst Road, Selhurst, London, SE25 6LD	£90,000+	Residential
37	218A Sebert Road, Newham, London, E7 0NP	£170,000+	Residential
38	55 Eastcote Avenue, Harrow, Harrow, HA2 8AJ	£660,000+	Residential
39	11 Hardcastle Road, Stockport, Cheshire, SK3 9BY	£125,000+	Residential
40	151 Segensworth Road, Fareham, Hampshire, PO15 5EG	£150,000+	Residential
40A	Flat 1, 49 Elmdene Road, Plumstead, London, SE18 6TZ	£195,000+	Residential
41	Unit 1, Five Plantain Place, Southwark, London, SE1 1YN	£650,000+	Residential
42	Flat 34 Classic Mansions, Well Street, Hackney, London, E9 7QH	£275,000+	Residential
43	3 Cunningham Court, Cunningham Road, Cheshunt, Waltham Cross, Hertfordshire, EN8 0LH	£300,000+	Residential
44	11 Horton Hill, Epsom, Surrey, KT19 8SS	£275,000+	Residential
45	411 Amersham Road, Hazlemere, High Wycombe, Buckinghamshire, HP15 7JG	£550,000+	Residential
46	205 Fencepiece Road, Ilford, Essex, IG6 2TF	£400,000+	Residential
47	34 Croham Road, South Croydon, Surrey, CR2 7BA	£285,000+	Residential
48	24 Byron Road, Walthamstow, London, E17 4SW	£450,000+	Residential
49	2A Kingscroft Road, Cricklewood, London, NW2 3QG	£485,000+	Residential
50	17A Lydford Road, Maida Vale, London, W9 3LU	£650,000+	Residential
50A	Flat 5 Forset Court, Edgware Road, Marylebone, London, W2 2RD	£120,000+	Residential
51	1 Trevor Close, Harrow, Middlesex, HA3 6AE	£200,000+	Residential
52	29 Wyatt Street, Maidstone, Kent, ME14 1EU	£125,000+	Residential
53	39 Prestbury Square, Eltham, London, SE9 4LZ	£225,000+	Residential
54	140 Windmill Lane, Greenford, Middlesex, UB6 9DZ	£350,000+	Residential
55	103 Chatsworth Court Pembroke Road, Kensington, London, W8 6DL	£475,000+	Residential
56	6 Rosebank, Anerley Park, London, SE20 8NL	£100,000+	Residential
57	309/309A London Road, Benfleet, Essex, SS7 2BN	£295,000+	Mixed Use

58	110B Chase Side, Southgate, London, N14 5PH	£200,000+	Residential
59	57 Melrose Avenue, Norbury, London, SW16 4RU	£365,000+	Residential
60	Flat 5, 37 West Hill, Wandsworth, London, SW18 1RB	£340,000+	Residential
61	6 Arches View, Hillside Road, Chatham, Kent, ME4 4PL	£50,000+	Residential
62	Flat C, 166 Ladbroke Grove, Notting Hill, London, W10 5NA	£410,000+	Residential
63	5 Darrington Springfield Road, Camberley, Surrey, GU15 1AB	£350,000+	Residential
64	246 Burley Road, Bransgore, Christchurch, Dorset, BH23 8DR	£100,000+	Residential
65	48 Farley Avenue, Harbury, Leamington Spa, Warwickshire, CV33 9LX	£180,000+	Residential
65A	6, 6A and 7 Hanover Road, Scarborough, North Yorkshire, YO11 1LS	£100,000+	Mixed Use
66	26 Frazier Street, Waterloo, London, SE1 7BG	£260,000+	Residential
67	5 Ferndale Road, Rayleigh, Essex, SS6 9NN	£295,000+	Residential
68	Lemon Stores Imperial Mews, Newton Abbot, Devon, TQ12 2BD	£20,000+	Commercial
69	Land at Wyck Hill, Stow on the Wold, Cheltenham, Gloucestershire, GL54 1HY	£275,000+	Land
70	103 Walton Drive, High Wycombe, Buckinghamshire, HP13 6UA	£275,000+	Residential
71	409A Lodge Lane, New Addington, Croydon, Surrey, CRO 0TA	£300,000+	Residential
72	145A Bravington Road, Maida Vale, London, W9 3AT	£400,000+	Residential
73	The Buttercross Hall, Burwell, Louth, Lincolnshire, LN11 8PR	£25,000+	Development Opportunity
74	30 Rainton Road, Doncaster, South Yorkshire, DN1 2AP	£40,000+	Residential
75	10 Quarry Hill Parade, Tonbridge, Kent, TN9 2HR	£15,000+	Commercial
76	4C Grosvenor Road, Watford, Hertfordshire, WD17 2QT	£295,000+	Residential
77	The Bungalow, Dunstan Road, Tunbridge Wells, Kent, TN4 9NE	£750,000+	Residential
78	40 Cecil Street, Derby, Derbyshire, DE22 3GP	£75,000+	Residential
79	14 Barons Court Amherst Road, Tunbridge Wells, Kent, TN4 9LH	£75,000+	Residential
80	10 Princes Road, Buckhurst Hill, Essex, IG9 5EG	£435,000+	Residential
80A	85 Brightside Road, Hither Green, London, SE13 6EP	£450,000+	Residential
81	Flat 3, 1 Elgin Road, Wallington, Surrey, SM6 8RE	£125,000+	Residential
82	14-16 Barnsley Road, Barnsley, S73 8DD	£265,000+	Residential
83	1 & 1A Crossland Street, Swinton, Mexborough, South Yorkshire, S64 8BD	£30,000+	Mixed Use
84	61B Campden Hill Court, Campden Hill Road, Kensington, London, W8 7HL	£640,000+	Residential
85	24 Court Yard, Eltham, London, SE9 5PZ	£1,250,000+	Residential
86	17 Holyrood Street, Chard, Somerset, TA20 2AH	£50,000+	Commercial
87	Medicine Field, Liss Peters-field, Hampshire, GU33 7HB	£75,000+	Land
88	1 March Road, Guyhirn, Wisbech, Cambridgeshire, PE13 4DA	£100,000+	Residential
89	2 Park Road, Westcliff-on-Sea, Essex, SS0 7PE	£200,000+	Residential
90	Flat 1 Emma Court, 142 Maidstone Road, Rochester, Kent, ME1 3EA	£95,000+	Residential
91	26/26A Boscombe Road, Southend-on-Sea, Essex, SS2 5JD	£315,000+	Residential
92	95 Boundary Road, Ramsgate, Kent, CT11 7NP	£175,000+	Mixed Use
93	7 Horncastle Road, Boston, Lincolnshire, PE21 9BN	£35,000+	Commercial
94	Flat 704 Skyline Plaza, 45 Victoria Avenue, Southend-on-Sea, Essex, SS2 6BB	£135,000+	Residential
95	144 Alexander Square, Eastleigh, Hampshire, SO50 4BX	£90,000+	Residential
96	North Barn, Hoe Lane, Flansham, West Sussex, PO22 8NT	£90,000+	Residential
97	6 Mountbatten Road, Oakham, Rutland, LE15 6LS	£150,000+	Residential
98	25 Lawson Avenue, Long Eaton, Nottingham, Nottinghamshire, NG10 1BN	£135,000+	Residential
99	Flat 40 Willoughby Mews, 38 Willoughby Lane, Tottenham, London, N17 0YH	£110,000+	Residential
99A	Garage Adjoining 1 Elvard Close, Bristol, Avon, BS13 9BT	£5,000+	Garage
100	15 Middle Road, Streatham, London, SW16 4HW	£40,000+	Residential
100A	Land at East Street, Addington, West Malling, Kent, ME19 5DE	£5,000+	Land
101	Land at Gipsy Road, Norwood, London, SE27 9QS	£95,000+	Land
102	Quarry Farm, Liss Petersfield, Hampshire, GU33 7HB	£500,000+	Land
103	Land South Side of Bridgwater Close, Salisbury, Wiltshire, SP2 8JS	£30,000+	Land
104	95 Church Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1NX	£30,000+	Residential
105	1 Dorset Avenue, Brimington, Chesterfield, Derbyshire, S43 1DR	£80,000+	Residential
106	10 Pritchard Street, Brierley Hill, West Midlands, DY5 3PL	£40,000+	Residential
107	Flat 35 Classic Mansions, Well Street, Hackney, London, E9 7QH	£300,000+	Residential
108	Land at Drake Road, Horley, West Sussex, RH6 8SJ	£20,000+	Land
109	78 Fibbersley, Willenhall, West Midlands, WV13 3AD	£50,000+	Residential
110	453 Griffiths Drive, Wolverhampton, West Midlands, WV11 2LQ	£60,000+	Residential
110A	Land Between 19 And 37 School Lane, Castleford, West Yorkshire, WF10 4DN	£375,000+	Development Opportunity
111	19 Rutland Avenue, Blackburn, Lancashire, BB1 2DF	£110,000+	Residential
112	148 Park Street South, Wolverhampton, West Midlands, WV2 3JF	£60,000+	Residential
113	Ipsley Croft, Mason Road, Redditch, Worcestershire, B97 5DN	£30,000+	Residential
114	82 Hall Street, Stoke-on-Trent, Staffordshire, ST6 4BD	£20,000+	Residential
115	14 Attlee Road, Walsall, West Midlands, WS2 0EZ	£60,000+	Residential
116	16 Whitebeam Gardens, Nottingham, Nottinghamshire, NG6 7DE	£85,000+	Residential
117	47 Milton Street, Balderton, Newark, Nottinghamshire, NG24 3AP	£50,000+	Residential

118	214 Hurst Rise, Matlock, Derbyshire, DE4 3EW	£50,000+	Residential
119	Land at Marryat Close, Hounslow, Middlesex, TW4 5DQ	£50,000+	Land
120	4 Church Walk, Colchester, Essex, CO1 1NS	£150,000+	Mixed Use
120A	66E Walm Lane, Brent, London NW2 4RA	£200,000+	Mixed Use
121	Beoley Croft, Mason Road, Redditch, Worcestershire, B97 5DW	£30,000+	Residential
122	Flat 12A Foley Hall, 58-60 London Road, Reading, Berkshire, RG1 5AS	£40,000+	Residential
123	31 The Severn, Daventry, Northamptonshire, NN11 4QR	£135,000+	Residential
124	79C High Street, Uckfield, East Sussex, TN22 1AS	£50,000+	Residential
125	Flat 403 Churchill Place, Churchill Way, Basingstoke, Hampshire, RG21 7AA	£115,000+	Residential
126	15-19 Tower Street, King's Lynn, Norfolk, PE30 1EJ	£375,000+	Commercial
127	Land off Abbotsmead Place, Caversham, Reading, Berkshire, RG4 8BB	£3,500+	Land
128	Land at Leney Close, Wokingham, Berkshire, RG40 1YL	£20,000+	Land
129	Land at Bobbits Way, Wivenhoe, Colchester, Essex, CO7 9NJ	£10,000+	Land
130	110A Pendle Road, Streatham, London, SW16 6RY	£320,000+	Residential
130A	22 Roman Court, High Street, Edenbridge, Kent, TN8 5LW	£10,000+	Residential
131	Land Lying to the East of Windsor Court and Land On The South Side Of Railway Place, Sunbury-on-Thames, TW16 7QY	£2,000+	Land
132	Land On The South-west Side Of Lakes Lane, Newport Pagnell, Buckinghamshire, MK16 8TB	£5,000+	Land
133	63 Sydenham Place, Bradford, West Yorkshire, BD3 0LA	£40,000+	Residential
134	Flat 4, 46 Earlham Grove, Newham, London, E7 9AW	£230,000+	Residential
135	20 Chester Road, Ilford, Essex, IG3 8PS	£325,000+	Residential
136	163-167 Central Drive, Blackpool, FY1 5ED	£50,000+	Commercial
137	10A Vane Terrace, Darlington, County Durham, DL3 7AT	£28,000+	Residential
138	17 Marlborough Road, Bounds Green, London, N22 8NB	£75,000+	Land
139	47 Princes Crescent, Edlington, Doncaster, South Yorkshire, DN12 1BA	£20,000+	Residential
140	53 Bala Street, Liverpool, Merseyside, L4 2QN	£20,000+	Residential
141	183 Charlemont Road, East Ham, London, E6 6AG	£45,000+	Residential
142	Land at Water Lane, Kempston, Bedford, Bedfordshire, MK42 7BJ	£10,000+	Land
143	Flat 3 Ivatt House, Blount Close, Crewe, Cheshire, CW1 3BJ	£65,000+	Residential
144	Land at Leatherhead Road, Great Bookham, Leatherhead, Surrey, KT23 4RN	£5,000+	Land
145	Bayle Court, The Parade, Folkestone, Kent, CT20 1SN	£35,000+	Development Opportunity
146	81 Park Street, Pembroke Dock, Dyfed, SA72 6BL	£125,000+	Residential
147	Flat 19 Dingleside, Glover Street, Redditch, Worcestershire, B98 7BJ	£55,000+	Residential
148	Plot A, Land at Hillway, Billericay, Essex, CM11 2LS	£5,000+	Land
149	Plot B, Land at Hillway, Billericay, Essex, CM11 2LS	£5,000+	Land
150	Land at Lavender Avenue, Pilgrims Hatch, Brentwood, Essex, CM15 9PS	£3,500+	Land
150A	Garage 29 at Wigmore Road, Tadley, Hampshire, RG26 4HH	£5,000+	Garage
151	Land at South East Side of North Circular Road, Hampstead Garden Suburb, London, NW11 6BJ	£1,000+	Land
152	Land At Horn Lane, Greenwich, London, SE10 0US	£1,000+	Land
153	The Old Lodge, Feltham Hill Road, Ashford, Middlesex, TW15 2BX	£1,000+	Land
154	27 Amberry Court, Harlow, Essex, CM20 2PX	£100,000+	Residential
155	Land Adjoining 78 Courtney Road, Grays, Essex, RM16 4TY	£20,000+	Land
156	14 Bishop Lane, Hull, HU1 1PA	£60,000+	Commercial
157	2.53 Acres of Land on Cotton Row, Holmbury St. Mary, Dorking, Surrey, RH5 6NB	£65,000+	Land
158	Apartment 5 Hertford House, Taywood Road, Northolt, Middlesex, UB5 6GD	£235,000+	Residential
159	Land at Glaisher Drive, Stoke-on-Trent, Staffordshire, ST3 7RF	£5,000+	Land
160	Land at Grandisson Drive, Ottery St. Mary, Devon, EX11 1JD	£7,500+	Land
160A	58 Yorkshire Street, Morecambe, Lancashire, LA3 1QF	£10,000+	Commercial
161	Land On The East Side Of Milton Road, Clapham, Bedford, Bedfordshire, MK41 6BD	£5,000+	Land
162	5.06 Acres of Land on Cotton Row, Holmbury St. Mary, Dorking, Surrey, RH5 6NB	£105,000+	Land
163	Land at Willow Wood Road, Meopham, Gravesend, Kent, DA13 0QT	£5,000+	Land
164	Flat 5, 30 Dornton Road, South Croydon, Croydon, CR2 7DQ	£100,000+	Residential
165	306 Old Walsall Road, Birmingham, West Midlands, B42 1HR	£150,000+	Residential
166	28 Bridge Street, Hereford, Herefordshire, HR4 9DG	£135,000+	Residential
167	Pete's Paddock, Thame Road, B4011, Bicester, Oxfordshire, OX25 1TE	£350,000+	Land
168	58 College House, Bridge Road, Birmingham, Birmingham, B8 3TE	£10,000+	Residential
169	5 Floyd Street, Stoke-on-Trent, Staffordshire, ST4 7RT	£40,000+	Residential
170	95-97 Dartford Road, Dartford, Kent, DA1 3EP	£1,000+	Residential
170A	Unit at The Chestnuts, Ollards Grove, Loughton, Essex, IG10 4DL	£5,000+	Commercial
171	32 High Street, Emsworth, Hampshire, PO10 7AW	£550,000+	Mixed Use
172	Land Adjacent to 36 Park Mead, Harrow, Harrow, HA2 8NQ	£20,000+	Land
173	Land On The North East Side Of Eastbourne Road, Ridgewood, Uckfield, East Sussex, TN22 5YB	£5,000+	Land
174	Plot A, Land at Downe Road, Keston, Kent, BR2 6AD	£85,000+	Land
175	2A St. Andrews Road, Carshalton, Surrey, SM5 2DY	£120,000+	Residential
176	Land Adjacent to 100 Pentrich Avenue, Enfield, Middlesex, EN1 4NA	£10,000+	Land
177	Land at Penrith Court, Congleton, Cheshire, CW12 4JF	£7,500+	Land

178	Land at Park Rise, Northchurch, Berkhamsted, Hertfordshire, HP4 3RT	£5,000+	Land
179	8A Napier Road, Ashford, Middlesex, TW15 1TG	£120,000+	Residential
180	5 & 7 Bordesley Street, Birmingham, West Midlands, B5 5PG	£230,000+	Residential
181	6 Tenth Street, Horden, Peterlee, County Durham, SR8 4NE	£15,000+	Residential
182	Land at Fleetwood Close, Minster on Sea, Sheerness, Kent, ME12 3LN	£7,500+	Land
183	Land at Brathay Close, Sheffield, South Yorkshire, S4 8BQ	£3,000+	Land
184	Garages 55 & 57 Adjacent to 107 Vale Crescent, Roehampton, London, SW15 3PL	£10,000+	Garage
185	Land at Hermes Close, Stoke-on-Trent, Staffordshire, ST3 7RH	£7,500+	Land
186	Land at Tweed Crescent, Bicester, Oxfordshire, OX26 2LY	£10,000+	Land
186A	89 The Avenue, Pontycymer, Bridgend, Mid Glamorgan, CF32 8LY	£10,000+	Residential
187	The Site Of The Roadway Known As Moat Court, Ashtead, Surrey, KT21 2BL	£1,000+	Land
188	Land Adjacent to Homestead, Gibsons Hill, Streatham, London, SW16 3ER	£10,000+	Land
188A	Land Adjacent to 13 Tweed Crescent, Bicester, Oxfordshire OX26 2LY	£5,000+	Land
189	139 West View Road, Hartlepool, Cleveland, TS24 0BN	£15,000+	Residential
190	32 Parker Terrace, Ferryhill, County Durham, DL17 8JT	£25,000+	Residential
190A	Industrial Unit at the Rear of 13a Anlaby Road, Hull, North Humberside, HU1 2PJ	£36,000+	Commercial
191	Land at 9A Colfe Way, Kemsley, Sittingbourne, Kent, ME10 2TF	£5,000+	Land
192	Land and Garage to the Rear of 180 South Park Road, Maidstone, Kent, ME15 7AJ	£9,000+	Land
193	Land and Roadways at Buryholme, Broxbourne, Hertfordshire, EN10 6PE	£5,000+	Land
194	Garage and Land Adjacent to 74 Alexandra Road, Warlingham, Surrey, CR6 9DU	£5,000+	Garage
195	13 Harrow Street, Hartlepool, Cleveland, TS25 5SE	£15,000+	Residential
195A	100 Seventh Street, Horden, Peterlee, County Durham SR8 4JQ	£15,000+	Residential
196	Land Opposite 32 Wheatsheaf Way, Linton, Cambridge, Cambridgeshire, CB21 4XB	£1,000+	Land
197	Land at Strathmore Road, Ifield, Crawley, West Sussex, RH11 0NP	£5,000+	Land
198	Land Adjacent to 1 Crabtree Way, Dunstable, Bedfordshire, LU6 1UR	£10,000+	Land
199	39 Westlea, Clowne, Chesterfield, Derbyshire, S43 4QL	£20,000+	Residential
200	Land Adjacent to 10 Beverington Road, Eastbourne, East Sussex, BN21 2SE	£5,000+	Land
201	Flat 42, 1 Newgate, Croydon, Surrey, CR0 2FB	£285,000+	Residential
202	Land Adjacent Four Posts, Wawensmere Road, Henley-in-Arden, Warwickshire, B95 6BN	£50,000+	Land
203	Land Adjacent to 219 Whalley Drive, Bletchley, Milton Keynes, Buckinghamshire, MK3 6JL	£5,000+	Land
204	45 Highfield Road, Doncaster, South Yorkshire, DN1 2LF	£150,000+	Residential
205	27 Regent Road and 72 B and C Charnley Road, Blackpool, Blackpool, FY1 4PF	£110,000+	Residential
206	39 Beeches Way, Birmingham, West Midlands, B31 3RJ	£140,000+	Residential
207	Land to the Rear of 37 Main Road, Queenborough, Kent, ME11 5BW	£2,000+	Land
208	Roadways South West of Winchester Road, Bishops Waltham, Hampshire, SO32 1RN	£1,000+	Land
209	132 Bavington Drive, Newcastle upon Tyne, Tyne and Wear, NE5 2HT	£45,000+	Residential
210	21 Poplar Street, Stanley, County Durham, DH9 7AX	£15,000+	Residential
211	Land Adjoining 19 Wheatsheaf Way, Linton, Cambridge, Cambridgeshire, CB21 4XB	£1,000+	Land
212	Land and Roadways on the South Side of Allum Lane & Deacons Hill Road, Elstree, Hertfordshire, WD6 3NE	NO RESERVE	Land
213	Land on the East Side of Balcombe Road, Crawley, West Sussex, RH10 3UF	NO RESERVE	Land
214	Land on the East Side of Emily Road, Chatham, Kent, ME5 7NQ	NO RESERVE	Land
215	39 Topcliffe Street, Hartlepool, Cleveland, TS26 8LL	£15,000+	Residential
216	6 Warren Street, Horden, Durham, SR8 4NA	£15,000+	Residential
217	1 Royd Terrace, Hebden Bridge, West Yorkshire, HX7 7BT	£80,000+	Residential
218	16 Cameron Road, Hartlepool, Cleveland, TS24 8DL	£15,000+	Residential
219	37 Tenth Street, Horden, Peterlee, County Durham, SR8 4NE	£15,000+	Residential
220	Garage at 374 Rooley Lane, Bradford, West Yorkshire, BD5 8LD	£1,000+	Garage
221	Garage 4, 3-19 Stanley Way, Orpington, Kent, BR5 2HE	Sold Prior	Garage
222	43 Coupe Lane, Clay Cross, Chesterfield, Derbyshire, S45 9QL	Sold Prior	Sold Prior
223	Q102 Quartz Block E The Glassworks, Coquet Street, Newcastle upon Tyne, Tyne and Wear, NE1 2QE	Sold Prior	Sold Prior
224	Flat A9-D Leighton Hall, Leighton Street, Preston, Lancashire, PR1 8RH	Sold Prior	Sold Prior
225	26 Frederick Street, Barrow-in-Furness, Cumbria, LA13 9TL	Sold Prior	Sold Prior
226	18 North Street, Clay Cross, Chesterfield, Derbyshire, S45 9PL	Sold Prior	Sold Prior
227	Q207 Quartz Block E The Glassworks, Coquet Street, Newcastle upon Tyne, Tyne and Wear, NE1 2QE	Sold Prior	Sold Prior
228	82 Bohemia Road, St. Leonards-on-Sea, East Sussex, TN37 6RN	Sold Prior	Sold Prior
229	Land to the Rear of 48 Albert Road, South Norwood, London, SE25 4JE	Sold Prior	Sold Prior
230	Flat 163 Ashford Court, Ashford Road, Cricklewood, London, NW2 6BU	Sold Prior	Sold Prior
231	69 Kearsley Close, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 0BL	Sold Prior	Sold Prior
232	Flat 3, 121 Queen Mary Road, Norwood, London, SE19 3NL	Sold Prior	Sold Prior
233	Flat 2, 11 Bulganak Road, Thornton Heath, Croydon, CR7 8JA	Sold Prior	Sold Prior
234	5 Hares Buildings, Newfield, Chester Le Street, County Durham, DH2 2SY	Sold Prior	Sold Prior
235	11 Darlington Court, Widnes, Cheshire, WA8 7ST	Sold Prior	Sold Prior
236	Flat 2, 49 Elmdene Road, Plumstead, London, SE18 6TZ	Sold Prior	Sold Prior

LOT 1

562 High Road, Finchley, London N12 0AD

*Guide Price
£475,000+

A Vacant 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 Victoria Park are within easy reach. Transport links are provided by West Finchley underground station (Northern line) and New Southgate rail station.

Description
The property comprises a four bedroom end of terrace house arranged over ground and first floor levels. The property requires a program of refurbishment.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Four Bedrooms
Bathroom
Separate WC

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



LOT 2

203 Kingston Road, New Malden, Surrey KT3 3SS

*Guide Price
£110,000+

A Freehold End of Terrace Commercial Building Offered with Vacant Possession. Potential for Conversion to Residential (Subject to Obtaining all Relevant Consents)

Location
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Kingston Road Recreation Ground are within easy reach. Transport links are provided by New Malden rail station.

Description
The property comprises a ground and first floor retail unit (use class E) situated within an end of terrace of building arranged over ground and first floors.

Accommodation
Ground Floor
Retail Unit

First Floor
Ancillary Space

Exterior
The property benefits from a rear yard.

Note
The property is currently occupied by an adult store. It will be vacant upon completion.



LOT 3

8 Week Completion Available or Earlier if Required
**56 Redstart Close, New Addington, Croydon,
 Surrey CR0 0EU**

*Guide Price
£220,000+

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 Addington Vale are within easy reach. Transport links are provided by Sanderstead rail station.

Description
 The property comprises a three bedroom semi detached house arranged over ground and first floor levels.

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

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



LOT 4

6 Week Completion Available or Earlier if Required
**120 Oaks Lane, Ilford,
 Essex IG2 7PY**

*Guide Price
£250,000+

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 Seven Kings Park are within easy reach. Transport links are provided by Barkingside underground station (Central line) and Newbury Park rail station.

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

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom
 Separate WC

Exterior
 The property benefits from both front and rear gardens.



LOT 5

6 Week Completion Available
**53 Viney Bank, Court Wood Lane, Croydon,
 Surrey CR0 9JT**

*Guide Price
£200,000+

A Vacant Three Bedroom End of Terrace House

Tenure
 Freehold

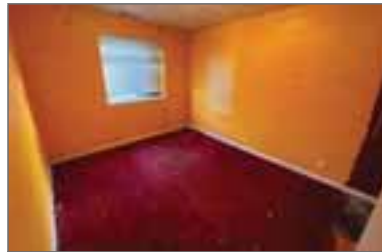
Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Selsdon Wood are within easy reach. Transport links are provided by Sanderstead rail station.

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

Accommodation
Ground Floor
 Reception Room
 Kitchen
 WC

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden and a garage.



LOT 6

8 Week Completion Available
**34 Guildford Grove, Greenwich,
 London SE10 8JT**

*Guide Price
£500,000+

A Vacant Four 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 Greenwich Park are within easy reach. Transport links are provided by Greenwich rail station.

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

Accommodation
Lower Ground Floor
 Kitchen
 Bedroom
 WC
 Conservatory

Ground Floor
 Reception Room
 Bedroom

First Floor
 Two Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden.



LOT 7

6 Week Completion or Earlier if Required
The Coach House, Colby Road, Walton-on-Thames, Surrey KT12 1DN

*Guide Price
£80,000+

A Vacant Two Storey Former Workshop. A Planning Application has been Submitted for Conversion to a Three Bedroom Mews House (Awaiting Decision).

Description

The property comprises a two storey former workshop. A planning application has been submitted for conversion to a three bedroom mews house. Drawings of the proposed plans are available for inspection. Buyers must rely on their own enquiries with regard to any development potential and permissions required.

Planning

Lapsed Planning Applications:

Ref. No: 2017 | 2017/3552 | Grant Permission | Two-storey building comprising 2 flats and detached bin and cycle store following demolition of existing B8 (Storage) building.

Ref. No: 2016/3538 | Received: PD Prior Notification: Change of use from Storage or Distribution Buildings (B8) to Residential (C3) | APPROVED.

Tenure

Freehold

Accommodation

Ground Floor
Two Rooms

First Floor

Two Rooms

Proposed Accommodation

Ground Floor (STPP)

Reception Room

Kitchen

Bedroom

WC

First Floor (STPP)

Two Bedrooms (Both with En-Suites)

Proposed Accommodation Exterior

The property will benefit from off-street parking.

Exterior

The property benefits from off street parking.



LOT 8

8 Week Completion Available
49 Lynwood Road, Redhill, Surrey RH1 1JR

*Guide Price
£275,000+

A Vacant Three Bedroom Semi Detached House. Potential for a Rear and 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 Memorial Park are within easy reach. Transport links are provided by Redhill rail station.

Description

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

Note

GIA: 1,539 sq ft (142 sq m) (Source: EPC).

Accommodation

Ground Floor

Two Reception Rooms

Kitchen

Utility Room

First Floor

Three Bedrooms

Bathroom

Exterior

The property benefits from a rear garden.



LOT 9

8 Week Completion Available
5 Cloister Gardens, South Norwood,
London SE25 5ER

*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 Woodside Green are within easy reach. Transport links are provided by Norwood Junction overground and rail stations.

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

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen
 Conservatory

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from both front and rear gardens.

Note
 There may be potential for a loft extension (subject to obtaining all necessary consents).



LOT 10

43 Leopold Road, Finchley,
London N2 8BE

*Guide Price
£450,000+

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 Cherry Tree Wood are within easy reach. Transport links are provided by East Finchley underground station (Northern line) and Alexandra Palace 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.



LOT 11

6 Week Completion Available or Earlier if Required
**110A St. Stephens Road, Hounslow,
 Middlesex TW3 2BN**

*Guide Price
£125,000+

A Vacant Ground Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 1982 (thus approximately **58 years unexpired**).

Location

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

Description

The property comprises a ground floor two bedroom maisonette situated within a mid terraced building arranged over ground and first floor levels.

Accommodation

Ground Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom
 Conservatory

Exterior

The property benefits from a front and rear garden and a garage.



LOT 12

**19A Grange Park Drive, Leigh-on-Sea,
 Essex SS9 3JZ**

*Guide Price
£165,000+

A Vacant First Floor Three Bedroom Flat

Tenure

Leasehold. The property will be subject to a new **250 year lease** from completion.

Location

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

Accommodation

First Floor
 Reception Room
 Kitchen
 Three Bedrooms
 Bathroom

Exterior

The property benefits from a rear garden and a balcony.

Description

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



LOT 13

188-196 St Albans Road, Watford,
Hertfordshire WD24 4AS

***Guide Price**
£1,100,000+



A Freehold Investment Opportunity Comprising Seven Self Contained Flats (5 x Two Bedroom and 2 x One Bedroom) Fully Let on a Guaranteed Rent Agreement Producing £79,200 Per Annum. The Remaining Commercial and Residential Units have been Sold Off on Long Leases.

Tenure

Freehold

Description

The property comprises a substantial corner building arranged to provide seven self-contained flats arranged over the first, second and third floors. Additionally the lot includes two ground floor shops, first floor offices and five second floor flats all sold off on long leases at peppercorn ground rents.

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Knutsford Playing Fields are within easy reach. Transport links are provided by Watford underground station (Metropolitan line) and Watford Junction rail and overground stations.

Exterior

The property has an underground car park and a forecourt to the rear.

Further Information

The seven flats that are rented out on a guaranteed rent scheme are held under seven separate leasehold titles. The rest of building is under one freehold title.

Note

We understand from the vendor that Section 20 notices have been served on the leaseholders for repairs on the building. Buyers should refer to the legal pack for more information.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Shop	Ground	Shop Area	999 years from 4th March 1999	Peppercorn
Shop	Ground	Shop Area	999 years from 26th March 2001	Peppercorn
Offices	First	Office Space	999 years from 9th July 1998	Peppercorn
Five Flats	Second	Not Inspected	999 years from 4th March 1999	Peppercorn
Flats 4-10	Across first, second and third	5 x Two Bedroom Flats & 2 x One Bedroom Flats	Let on a guaranteed rental agreement with flats 4-10 for 24 months from 1st August 2022	£6,600 Pa

Current Rent Reserved £79,200

LOT 13A

12 Week Completion Available or Earlier if Required
**17 Allerton Road, Borehamwood,
 Hertfordshire WD6 4AJ**

*Guide Price
£225,000+

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 Haggerston Park are within easy reach. Transport links are provided by Edgware underground station (Northern line) and Elstree & Borehamwood rail station.

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

Accommodation
Ground Floor
 Reception Room
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from both front and rear gardens.



LOT 14

8 Week Completion Available
**17 Shardeloes Road, New Cross,
 London SE14 6NZ**

*Guide Price
£500,000+

A Vacant Four Bedroom Semi Detached House in Shell Condition

Tenure
 Freehold

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

Description
 The property comprises a four bedroom semi detached house arranged over lower ground, ground and first floor levels. The property requires a full program of refurbishment.

Accommodation
Lower Ground Floor
 Two Reception Rooms
 Shower Room with W/C
 Kitchen

Ground Floor
 Double Reception Room
 Kitchen (sink and boiler)

First Floor
 Four Bedrooms
 Bathroom

Exterior
 The property benefits from side access to the rear garden, garage and shed.



LOT 15

The Lodge, Old Lane, Cobham, Surrey KT11 1NH

***Guide Price
£900,000+**



A Vacant Five Bedroom Detached House (Under Construction) Occupying a Large Plot of Land Measuring Approximately 3.7 Acres. Included on the Site are Four Metal Barns, Three of which are Let Producing £48,000 per annum. One Barn is Vacant.

Tenure

Freehold

Location

The property is situated 3 miles from Cobham Village and is surrounded by numerous green open spaces. Transport links are provided by Effingham Junction rail station (1.1 miles).

Description

The property comprises a five bedroom detached house which is currently under construction and four large metal barns situated on a large plot of land measuring approximately 3.7 acres. The property benefits from a long gated driveway.

Accommodation

Ground Floor

Four Rooms
Bathroom (Not Fitted)

First Floor

Large Open Space to be Converted into Bedrooms

Second Floor

Open Space to be Converted.

Exterior

The property benefits from a large balcony, off street parking, a helipad and approximately 3.7 acres of land.

Tenancy

Three out of the four barns situated on the land are let producing a combined income of £48,000 per annum. Refer to legal pack for full tenancy information.



LOT 16

2 Esher Avenue, Romford, Essex RM7 9EA

*Guide Price
£70,000+

A Vacant Ground Floor Three Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1946 (thus approximately **23 years 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 Cottons Park are within easy reach. Transport links are provided by Romford overground and rail stations.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden with direct access.



LOT 17

7 Church Road, Acton, Ealing W3 8PU

*Guide Price
£80,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1982 (thus approximately **58 years 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 mixed use road close to local shops and amenities. The open spaces of Acton Park are within easy reach. Transport links are provided by Acton Town underground station (District and Piccadilly lines) and Acton Main Line rail station.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 18

6 Week Completion Available or Earlier if Required
**202 Swanwick Lane, Swanwick, Southampton,
 Hampshire SO31 7GZ**

*Guide Price
£140,000+

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 Bursledon Recreation Ground are within easy reach. Transport links are provided by Bursledon rail station.

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

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen
 Bathroom

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden.



LOT 18A

**Flat A, 74 Hoxton Street, Hackney,
 London N1 6LP**

*Guide Price
£180,000+

A Vacant First and Second Floor Split Level Two Bedroom Flat

Tenure
 Leasehold. The property is held on a 99 year lease from 26th June 1987 (thus approximately **64 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 mixed-use road close to local shops and amenities. The open spaces of Shoreditch Park are within easy reach. Transport links are provided by Hoxton over ground station and Old Street underground station (northern line).

Description
 The property comprises a first and second floor two bedroom flat situated within a mid terrace property arranged over ground and two upper floors. The property benefits from its own entrance.

Accommodation
First Floor
 Reception Room
 Kitchen

Second Floor
 Two Bedrooms
 Bathroom

Note
 The roof space is included within the lease, therefore there may be potential to create additional living space or a roof terrace area (Purchasers must rely on their own enquiries).



LOT **19**

**116 Leigham Vale, Streatham Hill,
London SW2 3JH**

*Guide Price
£500,000+

A Vacant Four Bedroom Semi Detached House. Potential to Extend and Develop Roof Space as well as Potential for Rear 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 Hillside Gardens Park are within easy reach. Transport links are provided by Tulse Hill rail station which is within walking distance.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

Half Landing

Bedroom
Bathroom

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.



LOT **20**

**Flat 6 Sherborne Court, Elmers End Road, Penge,
London SE20 7SL**

*Guide Price
£80,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 1978 (thus approximately **54 years 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 Betts Park are within easy reach. Transport links are provided by Penge West overground and rail stations.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The block benefits from communal gardens and off street parking.



LOT 21

42 The Crescent, Harlington, Hayes, Middlesex UB3 5NA

*Guide Price
£115,000+

A Vacant Ground Floor Two Bedroom Maisonette

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of William Byrd Park and Cranford Park are within easy reach. Transport links are provided by Hayes and Harlington underground station (Elizabeth line) which also provides a rail service.

Description

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

Exterior

The property benefits from a rear garden.

Tenure

Leasehold. The property is held on a 99 year lease from 29 September 1992 (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.

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 21A

14 Parkfield Road, Harrow, Middlesex HA2 8LB

*Guide Price
£140,000+

A Vacant First Floor Two Bedroom Maisonette

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Alexandra Park 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 first floor two bedroom maisonette situated within a mid terrace building arranged over ground and first floors.

Tenure

Share of Freehold. The property is held on a 189 year lease from 29th September 1976 (thus approximately **142 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

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



LOT **22**

By Order of the Executors
**63 Chalton Street, Kings Cross,
 London NW1 1HY**

***Guide Price
 £1,500,000+**



A Well Located Substantial Mid Terrace Building. Internally Arranged to Provide Three Self-Contained Flats (2 x Two Bedroom & 1 x Four Bedroom). Fully Let Producing £77,796 Per Annum.

Tenure
 Freehold

Location
 The property is situated in the highly sought after area of Kings Cross. The open spaces of Regent's Park are within easy reach. Transport links are provided by Kings Cross St. Pancras underground station (Metropolitan and Circle lines) and St. Pancras International rail station.

Description
 The property comprises a substantial mid terrace building arranged over lower ground, ground and two upper floors.

Planning
 The property previously had planning permission for the 'Erection of mansard roof extension at 2nd floor roof level to provide additional accommodation to existing flat (Class C3).' Reference: 2016/5102/P. Now lapsed.

Tenancy
 Please refer to the legal pack for full copies of the tenancy agreements.

Current Rent Reserved £77,796 per annum

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Lower Ground	Open Plan Reception Room/Kitchen, Two Bedrooms, Bathroom, Study	AST	£19,200 Per Annum
Flat 2	Ground	Reception Room, Kitchen, Two Bedrooms, Bathroom	AST	£19,800 Per Annum
Flat 3	First & Second	Kitchen, Four Bedrooms, Bathroom, WC	AST	£38,796 Per Annum

LOT 23

6 Week Completion Available
184 Bishopsford Road, Morden,
Surrey SM4 6DA

***Guide Price**
£190,000+

A Vacant Three Bedroom Semi Detached House

Tenure
 Freehold

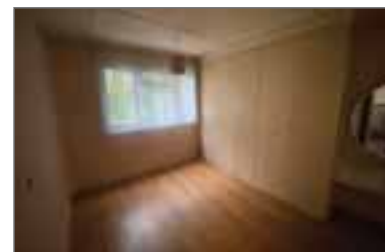
Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Poulter Park are within easy reach. Transport links are provided by Morden underground station (Northern line) and St Helier rail station.

Description
 The property comprises a three bedroom semi detached house arranged over ground and first floor levels.

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen
 Conservatory

First Floor
 Three Bedrooms
 Bathroom
 Separate WC

Exterior
 The property benefits from both front and rear gardens and a shed.



LOT 24

Flat 4 St. Crispin House, 2 Barclay Road, Croydon,
Surrey CR0 1JN

***Guide Price**
£70,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
 Leasehold. The property is held on a 99 year lease from 25th March 1983 (thus approximately **59 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 Fairfield Gardens are within easy reach. Transport links are provided by East Croydon rail station.

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

Accommodation
Ground Floor
 Open Plan Reception Room/Kitchen
 Two Bedrooms (Both En-Suites)

Exterior
 The property benefits from a designated parking space.



LOT 25

Flat 5 James House, 18 High Street, Ealing Broadway, London W5 5DB

*Guide Price
£395,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 2002 (thus approximately **78 years unexpired**).

Location

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

Note

Buyers are to note that the kitchen has been removed from the property.

Description

The property comprises a two bedroom flat situated within an end terrace building arranged over ground and five upper levels.

Accommodation

Second Floor
Reception with Semi-Open Plan Kitchen (removed)
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from secure underground parking and a communal rooftop terrace.



LOT 26

6 Week Completion Available Flat 4B, 23 Burnt Ash Lane, Bromley, Kent BR1 4DJ

*Guide Price
£110,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 16th March 1992 (thus approximately **94 years unexpired**).

Location

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

Description

The property comprises a first floor one bedroom flat situated within a detached building arranged over ground and first floor levels.

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from an allocated parking space and communal gardens.



LOT 27

8 Week Completion Available or Earlier if Required Land Adjacent to 75 Goldingham Drive, Braintree, Essex CM7 1BH

*Guide Price
£30,000+

A Plot of Land Measuring Approximately 90 sq m (968 sq ft). Offered With Planning Permission for the Erection of a Two Storey End of Terrace Dwelling.

Tenure

Freehold

Location

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

Planning

Braintree District Council granted the following planning permission (ref: 21/01225/FUL) on 14th September 2021: Erection of a two storey dwelling.

Description

A plot of land measuring approximately 90 sq m (968 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 28

321B Green Lanes, Palmers Green, London N13 4TY

*Guide Price
£175,000+

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 Broomfield Park are within easy reach. Transport links are provided by Arnos Grove underground station (Piccadilly line) and Palmers Green rail station.

Description

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

Tenure

Leasehold. The property has approximately **182 years unexpired**.

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 29

6 Week Completion Available
**67 Churchdown, Bromley,
 Kent BR1 5PJ**

*Guide Price
£100,000+

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 Downham playing fields are within easy reach. Transport links are provided by Grove Park rail station.

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

Note
 We understand there may be potential to erect an additional dwelling (subject to obtaining all necessary consents).

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Bathroom

First Floor
 Three Bedrooms

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



LOT 30

By Order of the Executors
**42 Windsor Road, Richmond,
 Surrey TW9 2EL**

*Guide Price
£850,000+

A Vacant Two Bedroom Victorian Mid Terrace House

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Kew Gardens are within easy reach. Transport links are provided by Richmond underground (District line), overground and rail stations.

Description
 The property comprises a two bedroom mid terrace house arranged over ground and first floor levels. 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. Included in the sale is an additional small strip of land at the rear of the existing garden.



LOT 31

8 Week Completion Available or Earlier if Required
21 Croft Road, Upwell, Wisbech,
Cambridgeshire PE14 9HE

*Guide Price
£100,000+

A Vacant Three Bedroom Detached Bungalow Offered with Planning Permission for a Replacement Four Bedroom Detached Bungalow Measuring 163 sq m (1,754 sq ft).

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Three Holes Childrens Playing Field are within easy reach. Transport links are provided by Downham Market rail station.

Description

The property comprises a three bedroom detached bungalow.

Planning

King's Lynn & West Norfolk Borough Council granted the following permitted development application (ref: 22/00277/F) on 21st February 2022: 'Proposed replacement bungalow'.

Accommodation

Ground Floor

Two Reception Rooms
 Dining Room
 Kitchen
 Three Bedrooms
 Bathroom
 Shower Room

Proposed Accommodation

Ground Floor

Reception Room
 Kitchen
 Four Bedrooms
 Two Bathrooms
 Separate WC
 Utility Room

Proposed Accommodation Exterior

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

Note

Existing GIA: 108 sq m (1,162 sq ft)



LOT 32

Flat 4, 303 Norwood Road, Lambeth,
London SE24 9AQ

*Guide Price
£50,000+

A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £9,600 Per Annum

Tenure

Leasehold. The property will be sold on a new **199 year lease**.

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 Tulse Hill rail station.

Description

The property comprises a second floor studio flat situated within a semi detached building arranged over ground and two upper floors.

Accommodation

Second Floor

Studio Room
 Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing 9th April 2022 at a rent of £800 per calendar month.

Current Rent Reserved £9,600 per annum



LOT **33**

52 Taunton Lane, Coulsdon, Surrey CR5 1SF

*Guide Price
£80,000+

A Vacant Ground Floor Two Bedroom Maisonette with a Garage

Location

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

Description

The property comprises a ground floor two bedroom garden maisonette situated within a semi detached building arranged over ground and first floor levels. The property benefits from a private entrance.

Tenure

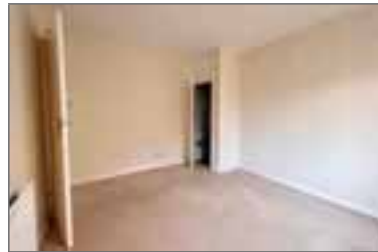
Leasehold. The property is held on a 99 year lease from 25th March 1959 (thus approximately **35 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

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



LOT **34**

82A Enfield Road, Brentford, Middlesex TW8 9PB

*Guide Price
£250,000+

A Vacant Two Bedroom Bungalow Situated on a Large Plot of Land Measuring Approximately 2,703 sq ft (251 sq m).

Tenure

Freehold

Location

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

Description

The property comprises a two bedroom bungalow situated on a large plot land measuring approximately 2,703 sq ft (251 sq m).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property occupies a large plot land measuring approximately 2,703 sq ft (251 sq m).

Planning

Plans have been drawn up for the erection of 2 x Two Bedroom Detached Dwellings. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning applications made on this site.



LOT **35**

8 Week Completion Available
Flat 6 Westly House, Rosemary Avenue, Edmonton,
London N9 8QT

*Guide Price
£80,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 133 year lease from 24th June 1961 (thus approximately **71 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 Jubilee Park are within easy reach. Transport links are provided by Edmonton Green overground and rail stations.

Description

The property comprises a first floor one bedroom flat situated within a detached building arranged over ground and first floor levels.

Accommodation

First Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from an allocated parking space.



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LOT 36

Flat 1 York House, Selhurst Road, Selhurst, London SE25 6LD

*Guide Price
£90,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 80 year lease from 25th December 1956 (thus approximately **14 years 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 South Norwood Recreation Ground are within easy reach. Transport links are provided by Norwood Junction overground and rail stations.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 37

218A Sebert Road, Newham, London E7 0NP

*Guide Price
£170,000+

A Vacant Ground Floor Two Bedroom Garden Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 1st November 1987 (thus approximately **64 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 38

55 Eastcote Avenue, Harrow, Harrow HA2 8AJ

*Guide Price
£660,000+

A Semi Detached Building Arranged to Provide Four Self-Contained Flats Fully Let Producing £51,960 Per Annum

Tenure

Freehold

Description

The property comprises a purpose built block of four flats built in 2009 arranged to provide four self-contained flats over ground and first floor levels.

Note

Plans have been drawn up but not submitted for a rear and loft extension. A copy of the plans can be found within the legal pack.

Location

The property is situated on a residential road close to local shops and amenities. Transport links are provided by South Harrow underground station (Piccadilly line) and Northolt Park rail station.

Exterior

Each flat benefits from its own private rear garden and a parking space.



Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Ground	Reception Room, Kitchen, Bedroom, AST Bathroom		£13,800
Flat 2	Ground	Reception Room, Kitchen, Bedroom, AST Bathroom		£13,800
Flat 3	First	Reception Room, Kitchen, Bedroom, AST Bathroom		£12,600
Flat 4	First	Reception Room, Kitchen, Bedroom, AST Bathroom		£11,760

LOT 39

11 Hardcastle Road, Stockport, Cheshire SK3 9BY

*Guide Price
£125,000+

A Vacant Two Bedroom Mid Terrace House. Potential to Extend and Reconfigure Existing Layout (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The house overlooks the green open spaces of Edgeley Park. Transport links are provided by Stockport 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.

Note

Floor plans of similar sized properties on the road show how the master bedroom has been subdivided to create a third bedroom. Buyers are to rely on their own enquiries.

Accommodation

Lower Ground Floor

Cellar
(Measuring Approx: 210 Sq Ft/19.5 Sq M)

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from front and rear gardens.



LOT 40

151 Segensworth Road, Fareham, Hampshire PO15 5EG

*Guide Price
£150,000+

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 Locks Heath Park are within easy reach. Transport links are provided by Fareham rail station.

Description
The property comprises a three bedroom semi detached house arranged over ground and first floor levels.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms

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



LOT 40A

Flat 1, 49 Elmdene Road, Plumstead, London SE18 6TZ

*Guide Price
£195,000+

A Vacant Ground Floor Two Bedroom Flat

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

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

Tenure
Leasehold. The property is held on a 125 year lease from 29th September 2014 (thus approximately **117 years unexpired**)

Accommodation
Ground Floor
Open Plan Reception Room/Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private rear garden.



LOT **41**

**Unit 1, Five Plantain Place, Southwark,
London SE1 1YN**

***Guide Price
£650,000+**



A Vacant Ground Floor Live/Work Unit Measuring Approximately 104 sq m (1,119 sq ft)

Tenure

Share of Freehold. The property is held on a 125 year lease from 25th March 2006 (thus approximately **108 years unexpired**).

Location

The property is situated in the sought after area of London Bridge on a residential road close to local shops and amenities. The open spaces of Guy Street Park are within easy reach and Borough Market is a short walk away. Transport links are provided by London Bridge underground and rail stations (Northern & Jubilee lines) as well as Borough underground station (Northern line).

Description

The property comprises a ground floor live/work unit situated within a purpose built block arranged over ground and three upper floors.

Accommodation

Ground Floor
Sitting Room
Kitchen
WC
Storage

Mezzanine Floor
Gallery

Exterior

The property benefits from a front courtyard.

Note

The property was previously arranged as a two bedroom/two bathroom flat.



LOT 42

Flat 34 Classic Mansions, Well Street, Hackney, London E9 7QH

*Guide Price
£275,000+

A Fourth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £21,600 Per Annum

Tenure

Leasehold. The property will be held on a new 125 year lease.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of London Fields are within easy reach. Transport links are provided by Bethnal Green overground station (Central line) and Hackney Downs rail station.

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
Open Plan Reception/Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a balcony.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 4th June 2020 at a rent of £1,800 per calendar month (Holding Over).



LOT 43

By Order of the Executors 3 Cunningham Court, Cunningham Road, Cheshunt, Waltham Cross, Hertfordshire EN8 0LH

*Guide Price
£300,000+

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 Cheshunt Park are within easy reach. Transport links are provided by Cheshunt overground and rail stations.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 44

11 Horton Hill, Epsom, Surrey KT19 8SS

*Guide Price
£275,000+

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 Long Grave Park are within easy reach. Transport links are provided by Epsom rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a private rear garden



LOT 45

411 Amersham Road, Hazlemere, High Wycombe, Buckinghamshire HP15 7JG

*Guide Price
£550,000+

A Freehold Two Bedroom Detached Bungalow Offered with Vacant Possession. Occupying a Site Measuring Approximately 19,602 Sq Ft (1,821 SqM). Potential for Extension and Redevelopment (Subject to Obtaining all Relevant Consents).

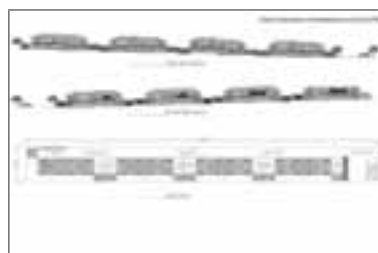
Location
The property is situated on a residential road close to local shops and amenities. Hazlemere Golf Club is located opposite. Transport links are provided by both High Wycombe and Amersham rail station.

Description
The property comprises a two bedroom detached bungalow occupying a substantial plot of land measuring approximately 0.45 Acres (19,602 sq ft)

Planning
Plans have been drawn up for the erection of 8 x four bedroom semi detached houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning applications made on this site

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens, off street parking for several cars and occupies a substantial plot of land with development potential (subject to obtaining all necessary consents).



LOT 46

205 Fencepiece Road, Ilford, Essex IG6 2TF

*Guide Price
£400,000+

A Vacant Three Bedroom Semi Detached House. A Planning Application Has Been Submitted for a Two Bedroom Detached Dwelling to the Rear and for a Loft Conversion to Existing Dwelling (Decision Pending).

Tenure
Freehold

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

Planning
The following planning applications were submitted to Redbridge Council (ref: 3452/22 and 3441/22) on 20/10/2022: 'Erection of a 2 bedroom dwelling with associated cycle parking and amenity space' and 'Loft conversion with a rear dormer.' A decision for this application is pending. Buyers should rely on their own enquiries.

Description
The property comprises a three bedroom semi detached house arranged over ground and first floors. The property is in need of modernisation.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom/WC



LOT 47

34 Croham Road, South Croydon, Surrey CR2 7BA

*Guide Price
£285,000+

A Vacant Two Bedroom End of Terrace House

Tenure
Freehold

Location
The property is situated close to local shops and amenities. The open spaces Lloyd Park are also within close proximity. Transport links are provided by South Croydon rail station (Approximately 500 ft from the property).

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 garden.



LOT 48

6 Week Completion Available
24 Byron Road, Walthamstow,
London E17 4SW

*Guide Price
£450,000+

A Vacant Two Bedroom End of Terrace House. Potential for Extension and Conversion to Provide Three Bedrooms (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 Lloyd Park are within easy reach. Transport links are provided by Walthamstow Central underground station (Victoria line) and 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 a private rear garden.



LOT 49

2A Kingscroft Road, Cricklewood,
London NW2 3QG

*Guide Price
£485,000+

A First Floor Two Bedroom Flat (with Loft) Subject to an Assured Shorthold Tenancy Producing £20,400 Per Annum

Location

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

Description

The property comprises a first floor two bedroom flat situated within a detached building arranged over ground and first floors. There is a large loft demised to the flat providing substantial additional storage space.

Tenure

Leasehold. The property is held on a 125 year lease from 8th November 2018 (thus approximately **120 years unexpired**).

Accommodation

First Floor
 Open Plan Kitchen/Reception Room
 Two Bedrooms
 Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 24th July 2022 at a rent of £1,700 per calendar month.



LOT 50

17A Lydford Road, Maida Vale, London W9 3LU

*Guide Price
£650,000+

A Vacant Lower Ground and Raised Ground Floor Three Bedroom Split Level Flat.

Location

The property is situated in Maida Vale close to local shops and amenities. The open spaces of Paddington Recreation Ground are within easy reach. Transport links are provided by Kilburn Park underground station (Bakerloo line) and Queen's Park overground station.

Description

The property comprises a lower ground and raised ground floor three bedroom split level flat situated within a mid terrace property arranged over lower ground, ground and first floor levels.

Planning

City of Westminster Council granted the following planning permission which has now lapsed (ref: 16/08563/FULL) on 8th December 2016: 'Erection of single storey rear extension and single storey side infill extension' (now lapsed).

Tenure

Share of Freehold. The property is held on a 125 year lease from 16th January 1984 (thus approximately **86 years unexpired**).

Accommodation

Lower Ground Floor
Reception Room
Kitchen
Bathroom

Raised Ground Floor

Three Bedrooms

Exterior

The property benefits from a private rear garden.



LOT 50A

Flat 5 Forset Court, Edgware Road, Marylebone, London W2 2RD

*Guide Price
£120,000+

A Well Located First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £14,400 Per Annum

Tenure

Leasehold. The property is held on a 57 year lease from 24th June 1975 (thus approximately **9 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 in the highly sought after area of Marylebone close to local shops and amenities. The open spaces of Hyde Park and Marble Arch are within easy reach. The property is equidistant to both Edgware Road underground station (Circle, District, Hammersmith & City and Bakerloo lines) and Marble Arch underground station (Central line)

Description

The property comprises a first floor studio flat situated within a purpose built block arranged over ground and nine upper floors. The block benefits from a lift and concierge.

Accommodation

First Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from two lifts and a concierge.

Tenancy

The property is subject to an Assured Shorthold Tenancy expiring August 2022 at a rent of £1,200 per calendar month.



LOT 51

1 Trevor Close, Harrow, Middlesex HA3 6AE

*Guide Price
£200,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1961 (thus approximately **38 years unexpired**).

Description

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

Exterior

The property benefits from a private rear patio and garage as well as communal gardens.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Harrow Weald Recreation Ground and Bryon Park are within easy reach. Transport links are provided by Harrow & Wealdstone underground station (Bakerloo and Overground line).

Accommodation

Ground Floor
Open Plan Kitchen/Reception Room
Two Bedrooms
Bathroom



LOT 52

29 Wyatt Street, Maidstone, Kent ME14 1EU

*Guide Price
£125,000+

A Vacant 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 Brenchley Gardens are within easy reach. Transport links are provided by Maidstone East rail station.

Description

The property comprises a four bedroom end of terrace Grade II Listed house arranged over lower ground, ground and two upper floors.

Accommodation

Lower Ground Floor
Open Plan Reception/Kitchen

Ground Floor

Bedroom
Utility Room

First Floor

Bedroom
Bathroom

Second Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.



LOT **53**

8 Week Completion Available or Earlier if Required
**39 Prestbury Square, Eltham,
 London SE9 4LZ**

*Guide Price
£225,000+

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 Chinbrook Meadows are within easy reach. Transport links are provided by Elmstead Woods rail station.

Description
 The property comprises a three bedroom semi detached house arranged over ground and first floor levels.

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Bathroom

First Floor
 Three Bedrooms

Exterior
 The property benefits from a rear garden.



LOT **54**

**140 Windmill Lane, Greenford,
 Middlesex UB6 9DZ**

*Guide Price
£350,000+

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 Greenford Recreation Ground are within easy reach. Transport links are provided by Greenford underground station (Central line) and rail station.

Description
 The property comprises a three bedroom end of 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 both front and rear gardens



LOT 55

103 Chatsworth Court Pembroke Road, Kensington, London W8 6DL

*Guide Price
£475,000+

A Third Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £27,040 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Holland Park and Hyde Park are within easy reach. Transport links are provided by Earl's Court underground station (District and Piccadilly line).

Description

The property comprises a Third floor two bedroom flat situated within purpose built mansion block arranged over ground and five upper levels.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing 7th August 2022 at a rent of £2,253.33 per calendar month.

Tenure

Leasehold. The property is held on a 85 year lease from 25th March 1971 (thus approximately **33 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.

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from lift access and a 24 hour porter.



LOT 56

6 Rosebank, Anerley Park, London SE20 8NL

*Guide Price
£100,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1954 (thus approximately **31 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 Crystal Palace Park are within easy reach. Transport links are provided by Penge West overground and rail stations.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a garden.



LOT 57

309/309A London Road, Benfleet, Essex SS7 2BN

***Guide Price
£295,000+**

A Freehold Mixed Use Terraced Building Arranged to Provide a Ground Floor Commercial Unit, A First Floor Two Bedroom Flat and Two Containers to the Rear Fully Let Producing £18,840 Per Annum.

Tenure
Freehold

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

Description
The property comprises a mixed use terraced building arranged to provide a ground floor commercial unit, a first floor two bedroom flat and two containers to the rear.

Accommodation & Tenancy Schedule

Floor	Accommodation	Tenancy	Current Annual Rent
Ground	Shop Area Approx. 470 Sq Ft (44 Sq M)	6 Year Lease From 2018 (In occupation since September 2009)	£8,520
First	Reception Room, Kitchen, Two Bedrooms, Bathroom	AST From 2020	£8,400
Rear	Container	Let From 2020	£960
Rear	Container	Let from 2022	£960

Current Rent Reserved £18,840



LOT 58

**6 Week Completion Available
110B Chase Side, Southgate, London N14 5PH**

***Guide Price
£200,000+**

A Vacant Second Floor One Bedroom Flat With Parking Space. Potential for Conversion to a Two Bedroom Flat (Subject to Freeholders and Other Relevant Consents).

Tenure
Leasehold. The property is held on a 999 year lease from 19th November 1999 (thus approximately 976 years unexpired).

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

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a single off street parking space.

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



LOT 59

By Order of the LPA Receivers
**57 Melrose Avenue, Norbury,
 London SW16 4RU**

*Guide Price
£365,000+

A Seven Bedroom Mid Terrace House Subject to an Unknown Occupancy

Tenure
 Freehold

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

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

Note
 The property has not been internally inspected by Auction House London or the Receiver. All information regarding the internal layout has been taken from floor plans supplied as part of a 2021 planning application. Buyers must rely on their own enquiries.

Accommodation
Ground Floor
 Open Plan Kitchen/Reception Room
 Two Bedrooms with En-Suites

First Floor
 Three Bedrooms
 Office
 Shower Room

Attic Floor
 Two Bedrooms with En-Suites

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

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.



LOT 60

**Flat 5 37 West Hill, Wandsworth,
 London SW18 1RB**

*Guide Price
£340,000+

A Vacant Second Floor One Bedroom Flat

Location
 The property is situated on a mixed use road close to local shops and amenities. The open spaces of King George's Park are within easy reach. Transport links are provided by East Putney underground station (District line) and Wandsworth Town rail station.

Description
 The property comprises a second floor one bedroom flat situated within a Grade II Listed building arranged over lower ground, ground and two upper floors.

Tenure
 Leasehold. The property is held on a 125 year lease from 1st January 2008 (thus approximately **110 years unexpired**).

Accommodation
Second Floor
 Open Plan Reception Room/Kitchen
 Bedroom
 Bathroom



LOT 60A

4 High Point, New Eltham, London SE9 3NZ

*Guide Price
£200,000+

A Vacant Leasehold Two Bedroom Mid Terrace House with Potential for Loft and Rear Extensions (Subject to Obtaining all Relevant Consents)

Location

The property is situated in the south east London area of New Eltham close to local shops and amenities. The open spaces of Flamingo Park are also within close proximity. Transport links are provided by New Eltham Rail Station.

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 29/09/1963 (thus approximately **39 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens



LOT 61

6 Week Completion Available or Earlier if Required 6 Arches View, Hillside Road, Chatham, Kent ME4 4PL

*Guide Price
£50,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1990 (thus approximately **92 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.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a designated parking space.



LOT 62

Flat C, 166 Ladbroke Grove, Notting Hill, London W10 5NA

*Guide Price
£410,000+

A Well Located Vacant First Floor One Bedroom Flat

Tenure

Share of Freehold

Location

The property is situated in the highly sought after area of Ladbroke Grove. The open spaces of Portobello Green and Notting Hill Park are both within easy reach. Transport links are provided by Ladbroke Grove underground station (Hammersmith & City line and Circle line) which is just a short walk away.

Description

The property comprises a first floor one bedroom flat situated within a purpose built building arranged over ground, lower ground and three upper floors.

Accommodation

First Floor

Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a balcony.



LOT 63

5 Darrington Springfield Road, Camberley, Surrey GU15 1AB

*Guide Price
£350,000+

A Vacant Second Floor Three Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Heatherside Recreation Ground and High Curley Hill Summit are within easy reach. Transport links are provided by Camberley rail station.

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 25th December 1957 (thus approximately **934 years unexpired**).

Accommodation

Second Floor

Two Reception Rooms
Kitchen
Three Bedrooms
Bathroom

Exterior

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



LOT 64

6 Week Completion Available
**246 Burley Road, Bransgore, Christchurch,
 Dorset BH23 8DR**

*Guide Price
£100,000+

A Vacant Three Bedroom Semi Detached House

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A338 to the west and the A31 to the north.

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

Note
 We understand there may be potential to add another dwelling on the land to the side of the existing house (subject to obtaining all necessary consents)

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Bathroom
First Floor
 Three Bedrooms (One En-Suite)
Exterior
 The property benefits from a garden and off street parking.



LOT 65

By Order of the Executors
**48 Farley Avenue, Harbury, Leamington Spa,
 Warwickshire CV33 9LX**

*Guide Price
£180,000+

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 Parsons Farm and Ufton Fields are within easy reach. Transport links are provided by Leamington Spa 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.
Note
 The property has not been inspected by Auction House London. All information has been supplied by the vendor.



LOT **65A**

**6, 6A and 7 Hanover Road, Scarborough,
North Yorkshire YO11 1LS**

***Guide Price
£100,000+**



A Pair of Vacant Adjoining Semi-Detached Buildings Arranged to Provide Two Ground Floor Shops and 2 x Two Bedroom First and Second Floor Maisonettes. Cash Buyers Only Due to Both Properties Suffering from Subsidence and an Emergency Prohibition Order on No 7.

Tenure

Freehold

Location

The properties are situated in a mixed use area close to Scarborough Town Centre. Hanover Road is characterised by local shops on ground floor level with residential accommodation above. Scarborough train station and the main shopping street of Westborough are a few minutes' walk away.

Description

The properties comprise a pair of semi-detached buildings arranged to provide two ground floor shops with 2 x two maisonettes at first and second floor levels. The properties are both in a poor state of repair and require extensive works to render them suitable for use.

Accommodation

**6 Hanover Road
Ground Floor Shop**

Shop Area
Kitchen
WC

**6a Hanover Road
First and Second Floor Maisonette**

Reception Room
Kitchen
Two Bedrooms
Bathroom
W/C

There is a separate access to the residential accommodation

7 Hanover Road

Ground Floor Shop

Shop Area
WC

First and Second Floor Maisonette

Reception Room
Kitchen
Two Bedrooms
Bathroom
W/C

The residential accommodation is accessed via the shop

Note

The properties have both suffered from subsidence and number 7 is subject to an Emergency Prohibition Order.

On the Instructions of



LOT 66

26 Frazier Street, Waterloo, London SE1 7BG

*Guide Price
£260,000+

A Vacant Third Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Archbishop's Park and Waterloo Millennium Green are within easy reach. Transport links are provided by Lambeth North underground station (Bakerloo line).

Description

The property comprises a third floor one bedroom flat situated within a purpose built block arranged over ground and six upper levels.

Tenure

Leasehold. The property is held on a 125 year lease from 12th May 2000 (thus approximately **102 years unexpired**).

Accommodation

Third Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 67

5 Ferndale Road, Rayleigh, Essex SS6 9NN

*Guide Price
£295,000+

A Vacant Three/Four 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 Sweyne Park are within easy reach. Transport links are provided by Rayleigh rail station.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen/Diner
Separate WC
Shower room

First Floor

Three/Four Bedrooms
Bathroom

Exterior

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



LOT 68

Lemon Stores Imperial Mews, Newton Abbot, Devon TQ12 2BD

*Guide Price
£20,000+

A Vacant Storage Building. Potential for Workshops or Conversion to Residential (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 Courtenay Park are within easy reach. Transport links are provided by Newton Abbot rail station.

Description

A vacant mid terrace storage building arranged over ground and first floor levels.

Accommodation

Ground Floor

Lobby
Storage Space
Storage Room

First Floor

Storage Space



LOT 69

Land at Wyck Hill, Stow on the Wold, Cheltenham, Gloucestershire GL54 1HY

*Guide Price
£275,000+

A Vacant Former Garage Block Offered With Planning Permission for the Conversion of the Existing Garage Building to a Three Bedroom Dwelling House and Erection of Carport

Tenure

Freehold

Location

The property is situated in the small gated community at Wyck Hill. Transport links are provided by the A429.

Description

The property comprises a former garage block occupying a plot measuring approximately 0.25 acres (10,890 sq ft)

Note

The property benefits from, and is subject to, rights in relation to the access road. Please refer to the legal pack for further information.

Proposed Accommodation

Ground Floor

Open Plan Reception Room/Kitchen
Snug/Study
Bedroom
Shower Room

First Floor

Two Bedrooms (both with En-Suite)

Planning

Cotswold District Council granted the following planning permission (ref: 22/01524/FUL) on 23/08/2022: 'Conversion of existing garage building to dwelling house and erection of carport.'



LOT 70

103 Walton Drive, High Wycombe, Buckinghamshire HP13 6UA

*Guide Price
£275,000+

A 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 Totteridge Recreation Ground are within easy reach. Transport links are provided by High Wycombe rail station.

Description
The property comprises a three bedroom semi 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.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

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

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.



LOT 71

409A Lodge Lane, New Addington, Croydon, Surrey CR0 0TA

*Guide Price
£300,000+

A Vacant Three Bedroom End of Terrace House

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Addington Park and Queen Elizabeth's Drive Playground are within easy reach. Transport links are provided by Hayes 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.

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

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



LOT 72

145A Bravington Road, Maida Vale, London W9 3AT

*Guide Price
£400,000+

A Ground Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £20,400 Per Annum. Potential for Rear Extension (Subject to Obtaining all Relevant Consents)

Location

The property is situated in the sought after West London area of Maida Vale close to local shops and amenities. The open space of Queen's Park are within easy reach. Transport links are provided by Westbourne Park (Circle and Hammersmith & City line) and Maida Vale (Bakerloo line) underground stations.

Description

The property comprises a ground 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 12th February 2022 at a rent of £1,700 per calendar month.

Current Rent Reserved £20,400 per annum

Tenure

Leasehold. The property is held on a 189 year lease from September 1977 (thus approximately 143 years unexpired).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden



LOT 73

The Buttercross Hall, Priory Way, Burwell, Louth, Lincolnshire LN11 8PR

*Guide Price
£25,000+

A Vacant Detached Grade II Listed Freehold Building Offered With Planning Permission Submitted for Conversion into a Serviced Accommodation

Location

The property is situated on a residential road close to local shops and amenities in a rural location between Louth and Alford. Situated in Lincolnshire Wold which is an area of outstanding natural beauty. The property is well positioned to offer access to Lincoln, Louth, Skegness and Boston.

Description

The property comprises a Grade II Listed detached original handmade brick built structure with a slate roof, chevroned brick eaves and octagonal cupola.

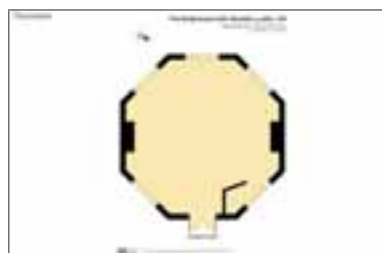
Planning

A planning application has been submitted to East Lindsey District Council (ref: N/025/02173/22) on 7/11/2022: 'Change of use, conversion of and alterations to former village hall to provide a holiday let.'

A decision for this application is pending. Buyers should rely on their own enquiries.

Note

The Seller has informed us that property was previously on a Commercial Lease at a rent of £500 per calendar month.



LOT **74****30 Rainton Road, Doncaster,
South Yorkshire DN1 2AP***Guide Price
£40,000+**A Vacant Three Bedroom Mid Terrace House****Location**

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

Exterior

The property benefits from an external W/C and both front and rear gardens

Further Information

Potential for Re-Development into a 5 Bedroom HMO similar to other properties on the same street (Subject to Obtaining all Relevant Consents) [source: 14 & 18 Rainton Road can be found via <https://www.doncaster.gov.uk/services/business-investment/check-licences-in-doncaster>].

Tenure

Freehold

Accommodation

Assumed Layout
Lower Ground Floor
Cellar

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Note

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

LOT **75****10 Quarry Hill Parade, Tonbridge,
Kent TN9 2HR***Guide Price
£15,000+**A Ground Floor Retail Unit Subject to an FRI Lease Producing
£9,500 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1934 (thus approximately **11 years unexpired**).

Location

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

Tenancy

The property is subject to an FRI lease for a term of 5 years commencing 11th April 2022 at a rent of £9,500 per annum.

Description

The property comprises a ground floor retail unit situated within a mid terrace building arranged over ground and first floor levels.

Accommodation

Ground Floor
Shop Area



LOT 76

4C Grosvenor Road, Watford, Hertfordshire WD17 2QT

*Guide Price
£295,000+

A Vacant Lower Ground and Ground Floor Two Bedroom Maisonette

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Waterfields Recreation Ground are within easy reach. Transport links are provided by Watford Junction rail station which is just a short walk away.

Description

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

Tenure

Share of Freehold

Accommodation

Lower Ground Floor
Bedroom

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 77

The Bungalow, Dunstan Road, Tunbridge Wells, Kent TN4 9NE

*Guide Price
£750,000+

A Two Bedroom Detached Bungalow Situated on a Large Plot of Land Measuring Approximately 1,020 sq m (10,979 sq ft). Offered With Planning Permission for Demolition of Existing Bungalow and the Erection of 2 x Four Bedroom Detached Houses.

Location

The property is situated on a residential road close to local shops, amenities and desirable schools. The open spaces of Grosvenor & Hilbert Park are within easy reach. Transport links are provided by High Brooms and Tunbridge Wells rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months at a rent of £1,000 per calendar month (holding over).

Planning

Tunbridge Wells Borough Council granted the following planning permission (ref: 21/02463/FULL) on 3rd November 2021: 'Demolition of existing bungalow and timber sheds and erection of two double storey dwellings'.

Description

The property comprises a two bedroom detached bungalow situated on a large plot of land.

Existing Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
W/C

Exterior

The property benefits from a large plot of land surrounding the bungalow.



LOT 78

40 Cecil Street, Derby, Derbyshire DE22 3GP

*Guide Price
£75,000+

A Two Bedroom Mid Terrace House Offered with Vacant Possession

Location

The property is situated on a residential road with easy access to Kingsway Retail Park and the city centre. The open spaces of Markeaton Park are within close proximity. Transport links are provided Derby 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.

Exterior

The property benefits from a rear yard

Tenure

Freehold

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

EPC Rating D

EPC D Valid until 6th August 2030 with a potential to become B



LOT 79

14 Barons Court Amherst Road, Tunbridge Wells, Kent TN4 9LH

*Guide Price
£75,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 3rd January 1956 (thus approximately **32 years 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 St John's Park are within easy reach. Transport links are provided by High Brooms rail station.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT **80**

By Order of the Executors
**10 Princes Road, Buckhurst Hill,
Essex IG9 5EG**

*Guide Price
£435,000+

A Vacant Two Bedroom Semi Detached Bungalow

Location

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

Description

The property comprises a two bedroom semi detached bungalow. The property is in a dilapidated condition and requires a full program of refurbishment.

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



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LOT 80A

**85 Brightside Road, Hither Green,
London SE13 6EP**

***Guide Price
£450,000+**

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 Lewisham Park and Mounts field Park are within easy reach. Transport links are provided by Hither Green rail station.

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

Accommodation
Ground Floor
Reception Room
Dining Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT 81

**Flat 3, 1 Elgin Road, Wallington,
Surrey SM6 8RE**

***Guide Price
£125,000+**

A First Floor Studio Flat Subject to a Periodic Tenancy Producing £9,540 Per Annum

Tenure
Leasehold. The property is held on a 999 year lease from 21st November 1989 (thus approximately **966 years unexpired**).

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

Current Rent Reserved £9,540 per annum

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

Accommodation
First Floor
Studio Room with Kitchen Area
Bathroom

Exterior
The property benefits from off street parking.

Tenancy
The property is subject to an Periodic Tenancy commencing 2018 at a rent of £795 per calendar month.



LOT **82**

**14-16 Barnsley Road, Barnsley,
South Yorkshire S73 8DD**

***Guide Price
£265,000+**



A Ten Bedroom HMO Fully Let Producing a Combined Income of £51,891.60 Per Annum

Description

The property comprises two mid terraced buildings arranged as a ten bedroom fully licensed HMO 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 Netherwood Country Park are within easy reach. Transport links are provided by Wombwell rail station.

Tenure

Freehold

Joint Auctioneers



Accommodation & Tenancy Schedule Current Rent Reserved £51,891.60 Per Annum

Property	Floor	Accommodation	Tenancy Details	Current Rent
Room 1, 14 Barnsley Road	Ground	Bedroom, En-Suite	Please refer to the legal pack	£5,975.40
Room 2, 14 Barnsley Road	Ground	Bedroom, En-Suite	Please refer to the legal pack	£4,936.20
Room 3, 14 Barnsley Road	Ground	Bedroom, En-Suite	Please refer to the legal pack	£4,936.20
Room 4, 14 Barnsley Road	First	Bedroom, En-Suite	Please refer to the legal pack	£5,196
Room 5, 14 Barnsley Road	First	Bedroom, En-Suite	Please refer to the legal pack	£4,676.40
Room 6, 14 Barnsley Road	First	Bedroom, En-Suite	Please refer to the legal pack	£4,632
Room 1, 16 Barnsley Road	Ground	Bedroom, En-Suite	Please refer to the legal pack	£5,975.40
Room 2, 16 Barnsley Road	First	Bedroom, En-Suite	Please refer to the legal pack	£5,196
Room 3, 16 Barnsley Road	First	Bedroom, En-Suite	Please refer to the legal pack	£5,172
Room 4, 16 Barnsley Road	First	Bedroom, En-Suite	Please refer to the legal pack	£5,196

LOT **83**

**1 & 1A Crossland Street, Swinton, Mexborough,
South Yorkshire S64 8BD**

*Guide Price
£30,000+

A Commercial and Residential Investment Arranged as a Ground Floor Commercial Unit and an Adjoining Two Bedroom Mid Terrace House Fully Let Producing £6,780 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a terraced building comprising a ground floor commercial unit and a two bedroom mid terrace house arranged over ground and first floor levels.

Exterior

The property benefits from a rear yard.



Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
1 Crossland Street	Ground	Retail Area	TBC	£2,040 Per Annum
1A Crossland Street	Ground and First	Reception Room, Kitchen, Two Bedrooms, Bathroom	TBC	£4,740 Per Annum

LOT **84**

**61B Campden Hill Court, Campden Hill Road, Kensington,
London W8 7HL**

*Guide Price
£640,000+

A Well Located Vacant Lower Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 131 year lease from 24th February 2010 (thus approximately **119 years unexpired**).

Location

The property is situated in the sought after location of Kensington on a residential road close to local shops and amenities. The open spaces of Holland Park and Hyde Park are within easy reach. Transport links are provided by High Street Kensington (Circle and District line) and Holland Park (Central line) underground stations.

Description

The property comprises a lower ground floor two bedroom flat situated within a luxury purpose built mansion block arranged over lower ground and six upper levels. The property requires a program of refurbishment. The property benefits from a 24 hour porter and lift access.

Accommodation

Lower Ground Floor

Reception Room
Kitchen (removed)
Two Bedrooms
Bathroom (removed)
G.I.A 88 sq m (950 sq ft)



LOT **85**

**24 Court Yard, Eltham,
London SE9 5PZ**

***Guide Price
£1,250,000+**



A Freehold Building arranged as Three Self-Contained Flats Offered With Planning Permission for Conversion to Provide Seven Self-Contained Flats (3 x Two Bed & 4 x One Bed)

Location

The property is situated off the high street in the South East London area of Eltham close to local shops and amenities. The open spaces of Avery Hill Park are next to the property. Transport links are provided by Eltham & Mottingham rail station.

Description

The property comprises three self-contained flats (2 x two bedrooms & 1 x large one bedroom) situated within a detached building arranged over lower ground and three upper floors.

Exterior

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

Tenure

Freehold

Accommodation

Lower Ground Floor

Basement Area

Ground Floor

Two Bedroom Flat

First Floor

Two Bedroom Flat

Second Floor

One Bedroom Flat

Note

Building works commenced in December 2021 and a 5 day notice was submitted by London building control to confirm commencement of works

Planning

Greenwich Borough Council granted the following planning permission (ref: 18/3287/F) on 27th February 2019:

'Construction of a part 2/part 3-storey rear extension, including basement conversion and extension with front, side and rear light wells to facilitate the creation of 7 self-contained flats (4 new units).'

Proposed Accommodation

Lower Ground Floor

1 x Two Bedroom Flat (G.I.A 70 sq m / 753 sq ft)

1 x One Bedroom Flat (G.I.A 56 sq m / 602 sq ft)

Ground Floor

1 x Two Bedroom Flat (G.I.A 70 sq m / 753 sq ft)

1 x One Bedroom Flat (G.I.A 52 sq m / 559 sq ft)

First Floor

1 x Two Bedroom Flat (G.I.A 61 sq m / 656 sq ft)

1 x One Bedroom Flat (G.I.A 38 sq m / 409 sq ft)

Second Floor

1 x One Bedroom Flat (existing/unchanged)

LOT 86

17 Holyrood Street, Chard, Somerset TA20 2AH

*Guide Price
£50,000+

A Commercial Investment Producing £8,040 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by Crewkerne rail station.

Description

The property comprises a ground and first floor retail unit situated within a mid terrace building arranged over ground and first floor levels with access to loft space.

Tenancy

The property is subject to a lease for a term of 21 years commencing 1st September 2004 at a rent of £8,040 per annum.

Tenure

Freehold

Accommodation

Ground Floor
Ancillary Space

First Floor

Ancillary Space

Loft

Ancillary Space



LOT 87

Medicine Field, Liss Peters-field, Hampshire GU33 7HB

*Guide Price
£75,000+

A Plot of Land Measuring Approximately 5 Acres. Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

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

Description

The lot comprises a large irregular shaped plot of land measuring approximately 5 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 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 88

By Order of the Executors
**1 March Road, Guyhirn, Wisbech,
 Cambridgeshire PE13 4DA**

*Guide Price
£100,000+

A Substantial Site Comprising a Vacant Two Bedroom Low Rise Semi Detached House. Potential for Extension and 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 space of Ring's End Local Nature Reserve is within easy reach. Transport links are provided by March rail station.

Description

The property comprises a two bedroom low rise semi detached house arranged over ground and first floors occupying a large plot.

Accommodation

Ground Floor

Two Reception Rooms
 Kitchen
 Bathroom
 Separate WC

First Floor

Two Bedrooms

Exterior

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



LOT 89

**2 Park Road, Westcliff-on-Sea,
 Essex SS0 7PE**

*Guide Price
£200,000+

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £11,700 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st November 2021 at a rent of £975 per calendar month (Holding Over),

Current Rent Reserved £11,700 per annum

Description

The property comprises a two bedroom mid 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 off street parking.

Joint Auctioneers



LOT 90

Flat 1 Emma Court, 142 Maidstone Road, Rochester, Kent ME1 3EA

*Guide Price
£95,000+

A Vacant Ground Floor Studio Flat

Location

The property is situated on a residential road close to shops and amenities of Rochester town centre. Numerous green open spaces are within easy reach. Transport links are provided by Rochester rail station and the M2 motorway is easily accessible.

Description

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

Tenure

Leasehold. The property is held on a 105 year lease from 24th June 2006 (thus approximately **108 years unexpired**)

Accommodation

Ground Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from an allocated parking bay and communal gardens

Tenancy

The LHA rate for a one bedroom property in the area is £136.93 per week (£7,120.36 per annum) (source: lha-direct.voa.gov.uk).



LOT 91

26/26A Boscombe Road, Southend-on-Sea, Essex SS2 5JD

*Guide Price
£315,000+

A Semi Detached House Arranged to Provide Two Self-Contained Flats. Fully Let Producing £19,200 Per Annum

Tenure

Freehold

Description

The property comprises a semi detached house arranged to provide two self-contained flats over ground and first floors.

Location

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

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
26 Boscombe Road	Ground	Reception Room, Kitchen, Bedroom, Bathroom, Private Garden, Off-Street Parking	Periodic Tenancy	£9,300 Per Annum
26A Boscombe Road	First	Reception Room, Kitchen, Two Bedrooms, Bathroom	Periodic Tenancy	£9,900 Per Annum



LOT **92**

**95 Boundary Road, Ramsgate,
Kent CT11 7NP**

*Guide Price
£175,000+

**A Mixed-Use Commercial and Residential Mid Terrace Building
Subject to a Commercial Lease Producing £9,360 Per Annum**

Tenure
Freehold

Location

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

Description

The property comprises a mid-terrace building arranged as a ground floor commercial (Indian Takeaway) and three bedroom first floor flat above.

Accommodation
Ground Floor
Lock-Up Shop

First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Tenancy
The property is subject to a 15 year FRI lease for a term of 15 years commencing 13th October 2014 (thus approximately **6 years unexpired**) at a rent of £780 per calendar month.



LOT **93**

**7 Horncastle Road, Boston,
Lincolnshire PE21 9BN**

*Guide Price
£35,000+

An End of Terrace Commercial Building. Offered with Vacant Possession

Tenure
Freehold

Location

The property is situated on a mixed use 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 end of terrace commercial building arranged over ground and two upper floors.

Accommodation
Ground Floor
Retail Area
Store Room

First Floor
Store Room
Kitchen
WC

Second Floor
Not Inspected

Planning
We understand that there is lapsed planning permission to convert the property into a two bedroom house.



LOT **94**

Flat 704 Skyline Plaza, 45 Victoria Avenue, Southend-on-Sea, Essex SS2 6BB

*Guide Price
£135,000+

A Seventh Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,200 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2002 (thus approximately **978 years unexpired**).

Location

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

Description

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

Accommodation

Seventh Floor
Reception Room with Open Plan Kitchen
Two Bedrooms (One with En-Suite)
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 27th August 2022 at a rent of £850 per calendar month.

Current Rent Reserved £10,200 per annum

Joint Auctioneers



LOT **95**

144 Alexander Square, Eastleigh, Hampshire SO50 4BX

*Guide Price
£90,000+

A Vacant Fourth Floor Two Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 155 year lease from 1st May 2008 (thus approximately **140 years unexpired**).

Accommodation

Fourth Floor
Open Plan Reception/Kitchen
Two Bedrooms (One with En-Suite)
Bathroom

Exterior

The property benefits from a balcony, allocated parking, lift access and communal gardens.



LOT 96

North Barn, Hoe Lane, Flansham, West Sussex P022 8NT

*Guide Price
£90,000+

A Vacant Semi Detached Open Barn Offered With Planning Permission for Conversion into a Two Bedroom Bungalow

Tenure
Freehold

Location
The property is situated on a semi-rural residential road close to local shops and amenities. There are numerous open spaces within easy reach of the property. Nearest transport links are provided by Bognor Regis rail station.

Description
The property comprises a period semi-detached open barn .

Proposed Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom
Two Bedrooms

Planning
Arun District Borough Council granted the following planning permission (ref: Y/22/21/PL) on 24th January 2021: 'Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA)'



LOT 97

6 Mountbatten Road, Oakham, Rutland LE15 6LS

*Guide Price
£150,000+

A Vacant Three Bedroom Detached House Potential for a 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 Royce Recreation Ground are within easy reach. Transport links are provided by Oakham 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
Through Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

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



LOT **98**

25 Lawson Avenue, Long Eaton, Nottingham, Nottinghamshire NG10 1BN

*Guide Price
£135,000+

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 West Park are within easy reach. Transport links are provided by Long Eaton 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
Separate WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT **99**

Flat 40 Willoughby Mews, 38 Willoughby Lane, Tottenham, London, N17 0YH

*Guide Price
£110,000+

A Second Floor Studio Flat Subject to a Guaranteed Rent Agreement Producing £9,480 Per Annum

Location

The property is situated in the North London area of Tottenham close to local shops and amenities. The open spaces of Frederick Knight Sports Ground are within easy reach. Transport links are provided by Northumberland Park rail station.

Description

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

Tenancy

The property is subject to an Guaranteed Rent Agreement at a rent of £790 per calendar month.

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1984 (thus approximately **60 years unexpired**).

Accommodation

Second Floor

Studio Room
Kitchen
Bathroom

Exterior

The property benefits from communal gardens and off street parking.



LOT 99A

Garage Adjoining 1 Elvard Close, Bristol, Avon BS13 9BT

*Guide Price
£5,000+

A Vacant Single Storey Detached Lock-Up Garage on a Plot of Land Measuring Approximately 600 sq ft (56 sq m).

Tenure

Freehold

Location

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

Description

The property comprises a single storey detached lock-up garage on a plot of land measuring approximately 600 sq ft (56 sq m).



LOT 100

15 Middle Road, Streatham, London SW16 4HW

*Guide Price
£40,000+

A Leasehold Three Bedroom Mid Terrace House. Offered with Vacant Possession.

Location

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

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1926 (thus approximately **2 years unexpired**).

Accommodation

Ground Floor
Two Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 100A | Land at East Street, Addington, West Malling, Kent ME19 5DE

*Guide Price
£5,000+

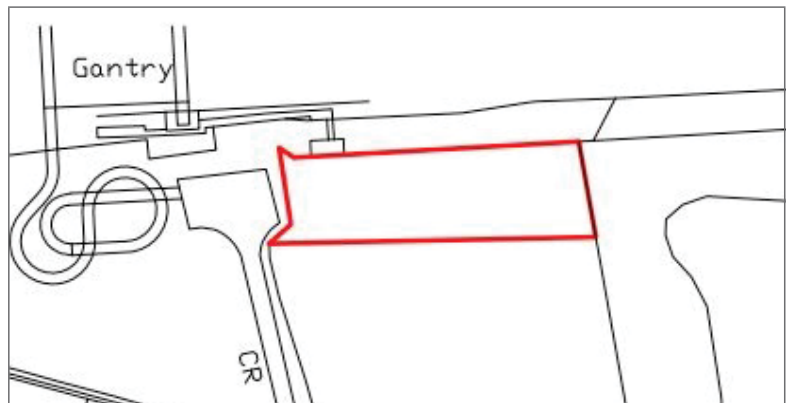
A Vacant Freehold Plot of Land Measuring Approximately 854 Sq M (9,170 Sq Ft).

Tenure
Freehold

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

Description
The site comprises an irregular shaped plot of land measuring approximately 854 sq m (9,170 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 101 | Land at Gypsy Road, Norwood, London SE27 9QS

*Guide Price
£95,000+

A Plot of Land Measuring Approximately 213 sq m (2,292 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The land is situated to the rear of 71 Gypsy Road and is surrounded by residential properties. The open spaces of Norwood Park are within easy reach. Transport links are provided by West Norwood which is just 0.5 miles away and offers Southern Rail Services in and out of London.

Description
An irregular shaped parcel of land measuring approximately 213 sq m (2,292 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 102

Quarry Farm, Liss Petersfield, Hampshire GU33 7HB

*Guide Price
£500,000+

A Large Plot of Land Measuring Approximately 27 Acres with Three Barns, Two Stables and a Temporary Building on the Land.

Tenure

Freehold

Location

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

Description

The property comprises three barns, two stables and a temporary building situated on a large plot of land measuring approximately 27 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 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 103

Land South Side of Bridgewater Close, Salisbury, Wiltshire SP2 8JS

*Guide Price
£30,000+

A Freehold Plot of Woodland Measuring Approximately 1.83 Acres

Location

The land is located at the south of Bridgewater Close and approximately two miles south of the centre of Salisbury. Public transport links include Salisbury mainline rail station together a network of local bus services serving the surrounding vicinity. Road links including the A3094, M27 and M3. The site is 5 mins drive to Salisbury and South Wilts Golf Club.

Description

A plot of woodland measuring approximately 1.83 acres.

Planning

The following planning application has been submitted to Wiltshire Council (ref: PP11586559v1YTJ) on 03/10/2022: 'Four x 2 Bedroom Houses.' A decision for this application is pending. Buyers should rely on their own enquiries.

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 are advised to make their own enquiries.



LOT 104

95 Church Street, Talke, Stoke-on-Trent, Staffordshire ST7 1NX

*Guide Price
£30,000+

A Vacant Two Bedroom Semi Detached House

Location

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

Tenure

Freehold

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.



LOT 105

1 Dorset Avenue, Brimington, Chesterfield, Derbyshire S43 1DR

*Guide Price
£80,000+

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 Thistle Park are within easy reach. Transport links are provided by Chesterfield 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 off street parking as well as both front and rear gardens.



LOT 106 | 10 Pritchard Street, Brierley Hill, West Midlands DY5 3PL

*Guide Price
£40,000+

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 Hawbush Play Park and Hawbush Community Gardens are within easy reach. Transport links are provided by Stourbridge Town rail station.

Description
The property comprises a two bedroom semi detached 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 and off street parking.



LOT 107 | Flat 35 Classic Mansions, Well Street, Hackney, London E9 7QH

*Guide Price
£300,000+

A Fourth Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £27,000 Per Annum

Tenure
Leasehold. The property will be held on a new 125 year lease.

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of London Fields are within easy reach. Transport links are provided by Bethnal Green overground station (Central line) and Hackney Downs rail station.

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

Accommodation
Fourth Floor
Open Plan Reception/Kitchen
Three Bedrooms
Bathroom

Exterior
The property benefits from a balcony.

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 11 months commencing 15th February 2022 at a rent of £2,250 per calendar month.



LOT 108 | Land at Drake Road, Horley, West Sussex RH6 8SJ

*Guide Price
£20,000+

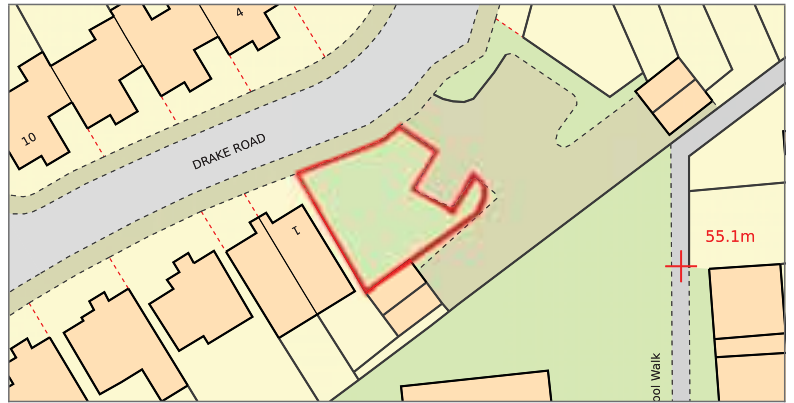
A Plot of Land Measuring Approximately 153 sq m (1,646 sq ft)

Tenure
Freehold

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

Description
This site comprises an irregular shaped plot of land measuring approximately 153 sq m (1,646 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 109 | 78 Fibbersley, Willenhall, West Midlands WV13 3AD

*Guide Price
£50,000+

A Vacant Three Bedroom Semi Detached House Potential for Loft & Rear Extensions (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 Willenhall Memorial Park are within easy reach. Transport links are provided by Wolverhampton 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.

Tenure
Freehold

Accommodation
Ground Floor
Two Receptions
Kitchen

First Floor
Three Bedrooms
Bathroom

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

Note
The neighbouring property has recently undergone loft and rear extensions (Buyers must rely on their own enquiries to obtaining all relevant consents for any development potential!).



LOT 110

453 Griffiths Drive, Wolverhampton, West Midlands WV11 2LQ

*Guide Price
£60,000+

A Vacant Two Bedroom Semi Detached House Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated in the residential area of Ashmore close to local shops and amenities. The open spaces of Ashmore Park are also within close proximity. Transport links are provided by Wolverhampton 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

Large Reception Room
Kitchen/Diner

First Floor

Two Bedrooms
Bathroom

Exterior

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



LOT 110A

Land Between 19 And 37 School Lane, Castleford, West Yorkshire WF10 4DN

*Guide Price
£375,000+

A Freehold Development Site Measuring Approximately 1,260 sq m (13,562 sq ft). Offered With Planning Permission for the Erection of 14 Dwellings (8 x Studio's, 3 x One Bed's & 3 x Three Bed's) with Excavation and Foundation Works Already Commenced

Location

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

Description

The a prominent and well fenced site with long frontage to existing residential measuring approximately 1,260 sq m (13,562 sq ft) with full planning permission granted.

Planning

Wakefield Borough Council granted the following planning permission (ref: 19/01355/FUL) on 16th January 2020: 'Residential Development of 14 dwellings comprising 8no. studio apartments, 3no. duplex apartments and 3no. dwellings including associated external landscaping, parking, bin storage areas and works'.

Proposed Accommodation

- 8 x Self-Contained Studio Flats
- 3 x Self-Contained Three Bedroom Duplex Flats
- 3 x Three Bedroom Quadplex Dwellings



LOT **111**

**19 Rutland Avenue, Blackburn,
Lancashire BB1 2DF**

*Guide Price
£110,000+

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 Queen's Park are within easy reach. Transport links are provided by Blackburn rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Shower Room

First Floor
Three Bedrooms

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



LOT **112**

**148 Park Street South, Wolverhampton,
West Midlands WV2 3JF**

*Guide Price
£60,000+

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 Phoenix Park are within easy reach. Transport links are provided by Wolverhampton rail station.

Description
The property comprises a three bedroom semi detached house arranged over ground and first floor levels. 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.



LOT 113

Ipsley Croft, Mason Road, Redditch, Worcestershire B97 5DN

*Guide Price
£30,000+

A Freehold Reversionary Ground Rent Investment Secured Upon a Semi Detached Building Comprising Four Self-Contained Flats Producing an Income of £275 per annum

Tenure

Freehold

Description

The property comprises a mid terrace building internally arranged to provide four self-contained flats over ground and first floors.

Location

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

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
1 Ipsley Croft	Ground	Not Inspected	99 years from 29th September 1970 (46.8 years left on the lease)	£25
2 Ipsley Croft	Ground	Not Inspected	99 years from 29th September 1970 (46.8 years left on the lease)	£25
3 Ipsley Croft	First	Not Inspected	124 years from 21st April 2015	£125 rising to £250 in 2036, £500 in 2061, £1,000 in 2086, £2,000 in 2111
4 Ipsley Croft	First	Not Inspected	99 years from 2nd June 2010	£100 rising to £200 in 2035, £400 in 2060, £800 in 2085



Note

S5(b) Notices have been served under the Landlord & Tenant Act 1987 and the leaseholders have not reserved their rights.

LOT 114

82 Hall Street, Stoke-on-Trent, Staffordshire ST6 4BD

*Guide Price
£20,000+

A Vacant Two Bedroom End of Terrace House

Location

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

Description

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

Tenure

Freehold

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.



LOT 115 | 14 Attlee Road, Walsall, West Midlands WS2 0EZ

*Guide Price
£60,000+

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 Field Park and Bentley Haye Local Nature Reserve are within easy reach. Transport links are provided by Walsall 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
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

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



LOT 116 | 16 Whitebeam Gardens, Nottingham, Nottinghamshire NG6 7DE

*Guide Price
£85,000+

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 Bulwell Community Meadow are within easy reach. Transport links are provided by Bulwell 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
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 117

**47 Milton Street, Balderton, Newark,
Nottinghamshire NG24 3AP**

*Guide Price
£50,000+

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 Newark Castle and Gardens are within easy reach. Transport links are provided by Newark Castle 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
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 118

**214 Hurst Rise, Matlock,
Derbyshire DE4 3EW**

*Guide Price
£50,000+

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 Hall Leys Park are within easy reach. Transport links are provided by Matlock rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT 119

Land at Marryat Close, Hounslow, Middlesex TW4 5DQ

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 184.5 sq m (1985 sq ft)

Tenure

Freehold

Location

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

Description

This site comprises an roughly square shaped plot of land measuring approximately 184.5 sq m (1,985 sq ft).

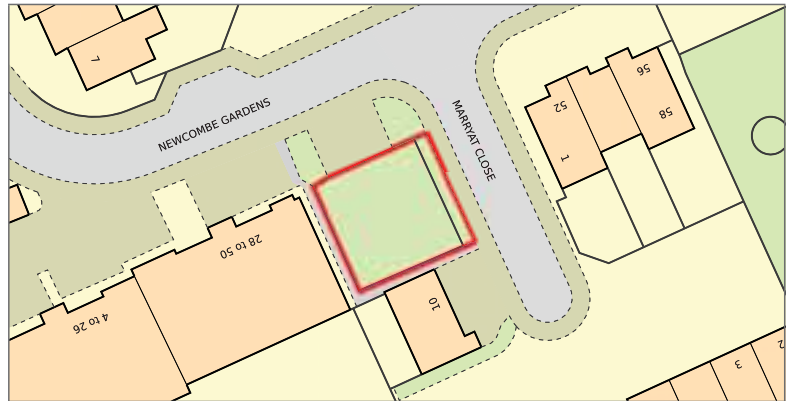


Note

Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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. Buyers are advised to make their own enquiries.



LOT 120

4 Church Walk, Colchester, Essex C01 1NS

*Guide Price
£150,000+

A Mixed Use End of Terrace Building Comprising a Vacant Ground and Basement Floor Former Dental Workshop and a First and Second Floor Two Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Transport links are provided by Colchester Town rail station.

Accommodation

Basement Floor
Storage

Ground Floor

Workshop

First and Second Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Description

The property comprises an end of terrace building comprising a ground and basement floor workshop and a first and second floor two bedroom split level flat.

Tenancy

The flat is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 6th October 2022 at a rent of £650 per calendar month (Holding Over).

Planning

A permitted development application has been submitted to Colchester Council (ref: 222619) on 10th October 2022: 'Application to determine if prior approval is required for a proposed change of use from Class E to dwellinghouse Class C3'. A decision for this application is pending. Buyers should rely on their own enquiries.



LOT 120A | 66E Walm Lane, Brent, London NW2 4RA

*Guide Price
£200,000+

A One Bedroom Second Floor Flat Subject to an Assured Shorthold Tenancy Producing £14,220 Per Annum

Tenure

Leasehold. The property is held on a 157 year lease from 4th January 2017 (thus approximately **151 years unexpired**).

Location

The property is situated in a mixed use road close to local shops and amenities. The open spaces of Roundwood Park and Gladstone Park, South is a short walk away. Transport links are provided by Willesden Green rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 2017 (renewed June 2022) at a rent of £1,185 per calendar month.

Description

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

Accommodation

Second Floor

Reception Room

Kitchen

Bedroom

Bathroom

Exterior

The property benefits from communal gardens.



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REGISTRATION IS NOW OPEN



LOT **121****Beoley Croft, Mason Road, Redditch,
Worcestershire B97 5DW*****Guide Price
£30,000+**

A Freehold Reversionary Ground Rent Investment Secured Upon a Semi Detached Building Comprising Four Self-Contained Flats and Two Garages Producing an Income of £275 per annum

Tenure

Freehold

Description

The property comprises a mid terrace building internally arranged to provide four self-contained flats over ground and first floors.

Location

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

Note

S5(b) Notices have been served under the Landlord & Tenant Act 1987 and the leaseholders have not reserved their rights.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
1 Beoley Croft	Ground	Not Inspected	189 years from 25th March 1969	£125 rising to £250 in 2042, £500 in 2067, £1,000 in 2092, £2,000 in 2117
2 Beoley Croft	Ground	Not Inspected	99 years from 25th March 1969 (45.3 years left on the lease)	£25 per annum
3 Beoley Croft	First	Not Inspected	99 years from 25th March 1969 (45.3 years left on the lease)	£25 per annum
4 Beoley Croft	First	Not Inspected	126 years from 15th June 2010	£100 rising to £200 in 2036, £400 in 2061, £800 in 2086, £1,600 in 2111
2 Garages and Forecourt	Adjacent 2 Beoley Croft	N/A	99 years from 25th March 1969 (45.3 years left on the lease)	Peppercorn

LOT **122**

Flat 12A Foley Hall, 58-60 London Road, Reading, Berkshire RG1 5AS

*Guide Price
£40,000+

A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £9,600 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2008 (thus approximately **110 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of King's Meadow are within easy reach. Transport links are provided by Reading underground (Elizabeth line) and rail stations.

Description

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

Accommodation

Second Floor
Studio Room
Kitchenette
Shower Room

Exterior

The property benefits from communal gardens and residents parking.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £9,600 per annum (£800 per month).



LOT **123**

31 The Severn, Daventry, Northamptonshire NN11 4QR

*Guide Price
£135,000+

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 Helicopter Park are within easy reach. Transport links are provided by the A45.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT **124**

**79C High Street, Uckfield,
East Sussex TN22 1AS**

*Guide Price
£50,000+

A Vacant First and Second Floor Three/Four Bedroom Split Level Maisonette. ERV: 17,950.92 (Source: LHA Rate)

Location

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

Description

The property comprises a first and second floor three/four bedroom split level maisonette situated within a mid terrace building arranged over ground and three upper floors.

Note

The LHA rate for a four bedroom property in the area is £345.21 per week (**£17,950.92 per annum**) (source: lha-direct.voa.gov.uk).

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1986 (thus approximately **62 years unexpired**).

Accommodation

First Floor
Open Plan Reception Room/Kitchen Bedroom

Second Floor
Three Bedrooms
Bathroom



LOT **125**

**Flat 403 Churchill Place, Churchill Way, Basingstoke,
Hampshire RG21 7AA**

*Guide Price
£115,000+

A Fourth Floor One Bedroom Flat Subject to an Periodic Tenancy Producing £10,200 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Periodic Tenancy for a term of 12 months commencing September 2020 at a rent of £850 per calendar month.

Current Rent Reserved £10,200 per annum

Tenure

Leasehold. The property is held on a 149 year lease from 1st January 1980 (thus approximately **106 years unexpired**).

Accommodation

Fourth Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off street parking.



LOT 126 | 15-19 Tower Street, King's Lynn, Norfolk PE30 1EJ

*Guide Price
£375,000+

A Vacant Substantial Two Storey Commercial Unit Previously Used as a Restaurant

Tenure
Freehold

Location
The property is situated in King's Lynn Town Centre amongst shops and amenities. The open spaces of St James Park are within easy reach. Transport links are provided by King's Lynn rail station.

Description
The property comprises a mid terrace building currently arranged as a restaurant over ground and first floors.

Exterior
The property benefits from an outside seating area, decked patio and parking for 2 cars.

Accommodation
Ground Floor
Restaurant/Dining Area
Kitchen
W/C
G.I.A 212.2 sq m / 2,284 sq ft
First Floor
Dining Area/Bar
3 x W/C's
Office
G.I.A 177.8 sq m / 1,913 sq ft
Total G.I.A 390 sq m / 4,197 sq ft

Tenancy
The property was previously subject to FRI Lease at a rent of £3,850 per calendar month.



LOT 127 | Land off Abbotsmead Place, Caversham, Reading, Berkshire RG4 8BB

*Guide Price
£3,500+

A Parcel of Two Plots of Land Measuring Approximately 298 sq m (3,207 sq ft)

Tenure
Freehold

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

Description
A parcel of two roughly rectangular shaped plots of land measuring approximately 298 sq m (3,207 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 128

Land at Leney Close, Wokingham, Berkshire RG40 1YL

*Guide Price
£20,000+

A Plot of Land Measuring Approximately 540 sq m (5,812 sq ft)

Tenure
Freehold

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

Description
This site comprises an irregular shaped plot of land measuring approximately 540 sq m (5,812 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 129

Land at Bobbitts Way, Wivenhoe, Colchester, Essex C07 9NJ

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 1,477 sqm (15,898 sqft)

Tenure
Freehold

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

Description
This plot comprises an irregular shaped parcel of land measuring approximately 1,477 sq m (15,893 sq ft).

Note
Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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. Buyers are advised to make their own enquiries.



LOT 130 | **110A Pendle Road, Streatham,
London SW16 6RY**

*Guide Price
£320,000+

A Ground Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £20,400 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from April 2022 (thus approximately **125 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Tooting Common are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) and Streatham 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 private rear garden

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 12th July 2022 at a rent of £1,700 per calendar month.



LOT 130A | **22 Roman Court, High Street, Edenbridge,
Kent TN8 5LW**

*Guide Price
£10,000+

A Vacant First Floor One Bedroom Retirement Flat

Tenure

Leasehold. The property is held on a 125 year lease from 01/11/2005 (thus approximately **107 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.

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 131

Land Lying to the East of Windsor Court and Land On The South Side Of Railway Place, Sunbury-on-Thames, Middlesex TW16 7QY

*Guide Price
£2,000+

Land and Roadways Measuring Approximately 1.2 acres (4,856 sq m/52,270 sq ft). Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Bedfont Lakes Country Park are within easy reach. Transport links are provided by Kempton Park rail station.

Description

The property comprises land and roadways measuring approximately 1.2 acres (4,856 sq m/52,270 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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 132

Land On The South-West Side Of Lakes Lane, Newport Pagnell, Buckinghamshire MK16 8TB

*Guide Price
£5,000+

Land and Roadways Measuring Approximately 2.8 acres. Potential for a Variety of Uses (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 Bury Field are within easy reach. Transport links are provided by Milton Keynes Central rail station.

Description

The property comprises land and roadways measuring approximately 2.8 acres.

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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 133

63 Sydenham Place, Bradford, West Yorkshire BD3 0LA

*Guide Price
£40,000+

A Vacant Two Bedroom Mid Terrace House. ERV of £5,387 per annum if Let at the Local Housing Authority Rate.

Tenure
Freehold.

Location

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

Description

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

Tenancy

The LHA rate for a two bedroom property in the area is £103 per week (£5,387 per annum) (source: lha-direct.voa.gov.uk).

Accommodation
Lower Ground Floor
Cellar Storage

Ground Floor
Kitchen

First Floor
Bedroom
Bathroom

Second Floor
Bedroom



LOT 134

Flat 4, 46 Earlham Grove, Newham, London E7 9AW

*Guide Price
£230,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 189 year lease from 24th June 1989 (thus approximately **156 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Forest Lane Park are within easy reach. Transport links are provided by Plaistow underground station (District and Hammersmith & City lines) and Forest Gate rail station.

Description

The property comprises a first floor light and spacious two bedroom flat situated within an end of terrace house arranged over lower ground, ground and first floors.

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Shower Room
W/C



LOT **135**

**20 Chester Road, Ilford,
Essex IG3 8PS**

*Guide Price
£325,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a three bedroom house situated within a mid terrace building arranged over ground and first floor level. The property has recently had a newly fitted kitchen and bathroom installed.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,250 per calendar month.



LOT **136**

**163-167 Central Drive,
Blackpool FY1 5ED**

*Guide Price
£50,000+

A Double Fronted Commercial Investment Producing £9,600 per annum.

Tenure

Virtual Freehold. The property is held on a **999 year lease**.

Location

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

Description

The property comprises a mid terrace building arranged to provide a ground floor retail unit.

Accommodation

Ground Floor

Retail Area
Two Internal Storage Areas

Tenancy

The property is let for a term of 5 years from 1st November 2020 at a rent of £9,600 per annum.



LOT 137 | 10A Vane Terrace, Darlington, Country Durham DL3 7AT

*Guide Price
£28,000+

A Vacant Ground Floor One Bedroom Flat

Location

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

Leasehold. The property is held on a 999 year lease from the 30th April 2002 (thus approximately **979 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off street parking



LOT 138 | 17 Marlborough Road, Bounds Green, London N22 8NB

*Guide Price
£75,000+

A Plot of Land Measuring Approximately 0.02 Acres (871 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 Woodside Park are within easy reach. Transport links are provided by Bounds Green underground station (Piccadilly line) and Bowes Park rail station.

Description

A freehold plot of land measuring approximately 81 sq m (871 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 **139****47 Princes Crescent, Edlington, Doncaster,
South Yorkshire DN12 1BA***Guide Price
£20,000+**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 Woodfield Park are within easy reach. Transport links are provided by Conisbrough rail station.

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear yard.

LOT **140****53 Bala Street, Liverpool,
Merseyside L4 2QN***Guide Price
£20,000+**A Two Bedroom Mid Terrace House Subject to an Assured
Shorthold Tenancy Producing £5,100 Per Annum****Tenure**

Freehold

Location

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

Tenancy

The property is subject to a periodic tenancy for a term of 6 months commencing 28th August 2018 at a rent of £425 per calendar month.



LOT 141

183 Charlemont Road, East Ham, London E6 6AG

*Guide Price
£45,000+

A Vacant Second Floor Studio Flat. Cash Buyers Only as Conversion was Without Planning Consent

Tenure

Leasehold. The property is held on a 125 year lease from 1st February 2013 (thus approximately **113 years unexpired**).

Location

The property is situated in the East London area of East Ham close to local shops and amenities. The open spaces of East Ham Nature Reserve and Central Park are within close proximity. Transport links are provided by East Ham underground station and Upton Park (District and Hammersmith & City lines).

Description

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

Accommodation

Second Floor
Studio Room with Open Plan Kitchen
Bathroom with WC & wash basin

Note

The property is subject to an enforcement notice, please refer to the legal pack.



LOT 142

Land at Water Lane, Kempston, Bedford, Bedfordshire MK42 7BJ

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 130 sq m (1,400 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents)

Location

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

Description

A parcel of land measuring approximately 130 sq m (1,400 sq ft). Plans have been drawn up for the erection of a three bedroom detached house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning applications made on this site.

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.



LOT 143

Flat 3 Ivatt House, Blount Close, Crewe, Cheshire CW1 3BJ

*Guide Price
£65,000+

A Vacant First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £6,420 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease year lease from 1st January 2005 (thus approximately 107 years unexpired).

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 Crewe rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 31st March 2022 at a rent of £535 per calendar month.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from an allocated parking space.

Joint Auctioneers



LOT 144

Land at Leatherhead Road, Great Bookham, Leatherhead, Surrey KT23 4RN

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 1,400 sq ft (130 sq m)

Tenure

Freehold

Location

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

Description

A parcel of land measuring approximately 1,400 sq ft/130 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 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 145

Bayle Court, The Parade, Folkestone, Kent CT20 1SN

*Guide Price
£35,000+

A Freehold Residential Development Opportunity and Ground Rent Investment Producing £1,877.75 Per Annum. Offered with Planning Permission for the Construction of a Fourth Floor Extension to Create Two Additional Penthouse Seaview Flats (2 x Two Beds)

Location

The property is located on a residential road close to local shops and amenities. There are numerous green open spaces and Folkestone Harbour are within easy reach. Transport links are provided by Folkestone Central rail station.

Description

The property comprises a detached block of 15 self-contained flats and garages (all sold off) arranged over ground and three upper floors.

Note

We understand the freeholder has the option to insure, maintain and manage the block if desired. Section 5(b) Notices under the Landlord & Tenant Act 1987 have been served and the Leaseholders have not reserved their rights under legislation.

Proposed Accommodation

Fourth Floor
2 x Self-Contained Two Bedroom Flats
Flat 17 - G.I.A 80 sq m
Flat 18 - G.I.A 110 sq m

Planning

Folkestone & Hythe Council granted the following planning permission (ref: 21/1707/FH) on 30/05/2022: 'Alterations to roof of building to accommodate two two-bedroom flats within the roof space'

The following planning application has been submitted (ref: 22/1455/FH) on 22/08/2022: 'Alterations to roof of building to accommodate 1 x two-bedroom flat and 3 x one-bedroom flats within the roof space' A decision for this application is pending. Buyers should rely on their own enquiries.



LOT 146

81 Park Street, Pembroke Dock, Dyfed SA72 6BL

*Guide Price
£125,000+

A Vacant Mid Terrace House Currently Under Construction to Provide Two Flats (1 x One Bedroom & 1 x Two/Three Bedroom)

Tenure

Freehold

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 Pembroke Dock rail station.

Description

The property comprises a mid terrace house arranged to provide a ground floor one bedroom flat and a first and second floor two/three bedroom flat. The property is mid refurbishment and requires finishing.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

First Floor

Kitchen
Three Bedrooms
Bathroom

Second Floor

Two Rooms

Exterior

The property benefits from a rear garden.



LOT 147

By Order of the Executors
**Flat 19 Dingleside, Glover Street, Redditch,
 Worcestershire B98 7BJ**

*Guide Price
£55,000+

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 Mayfields Park and Southcrest Wood are within easy reach. Transport links are provided by Redditch rail station.

Description

The property comprises a first floor two bedroom flat situated within a purpose built block arranged over ground and two upper levels. The property requires a full program of refurbishment.

Tenure

Leasehold. The property is held on a 99 year lease from 26th June 1963 (thus approximately **39 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.

Accommodation

First Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior

The property benefits from a garage en bloc and communal gardens.



LOT 148

**Plot A, Land at Hillway, Billericay,
 Essex CM11 2LS**

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 366 sq m (3,939 sq ft)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Mill Meadows Billericay and Larch Wood are within easy reach. Transport links are provided by Billericay rail station.

Description

This site comprises an irregular shaped plot of land measuring approximately 366 sq m (3,939sq ft).

Note

Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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. Buyers are advised to make their own enquiries.



LOT 149

Plot B, Land at Hillway, Billericay, Essex CM11 2LS

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 278 sq m (2,992 sq ft)

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Mill Meadows Billericay and Larch Wood are within easy reach. Transport links are provided by Billericay rail station.

Description
This plot comprises an irregular parcel of land measuring approximately 278 sq m (2,992 sq ft).



Note
Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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. Buyers are advised to make their own enquiries.



LOT 150

Land at Lavender Avenue, Pilgrims Hatch, Brentwood, Essex CM15 9PS

*Guide Price
£3,500+

A Plot of Land Measuring Approximately 212 sq m (2,281 sq ft)

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Pine Forest and Weald Park are within easy reach. Transport links are provided by Shenfield underground station (Elizabeth line) and Shenfield rail station.

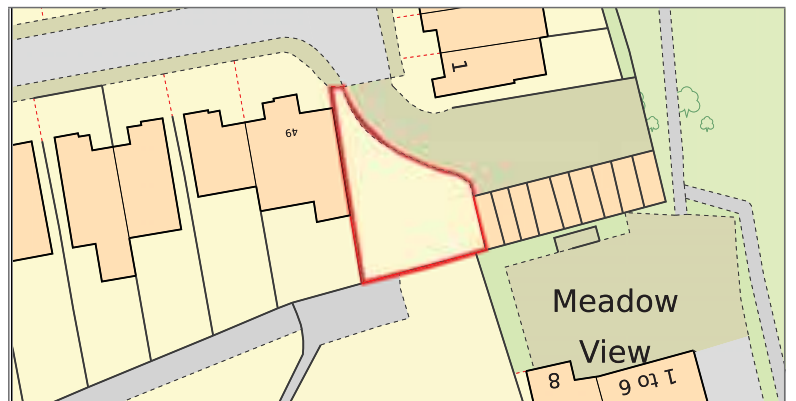
Description
This site comprises an irregular shaped plot of land measuring approximately 212 sq m (2,281 sq ft)

Proposed Accommodation Exterior



Note
Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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. Buyers are advised to make their own enquiries.



LOT 150A

Garage 29 at Wigmore Road, Tadley, Hampshire RG26 4HH

*Guide Price
£5,000+

A Vacant Single Storey Lock-Up Garage

Tenure

Freehold

Location

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

Description

The property comprises a single storey lock-up garage.



LOT 151

Land at South East Side of North Circular Road, Hampstead Garden Suburb, London NW11 6BJ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 162 sq m (1,744 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Lyttelton Playing Fields are within easy reach. Transport links are provided by Finchley Central underground station (Northern line) and Hendon rail station.

Description

The property comprises a square shaped plot of land measuring approximately 162 sq m (1,744 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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 152 | Land At Horn Lane, Greenwich, London SE10 0US

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 243 sq m (2,616 sq ft).

Tenure
Freehold

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

Description
The property comprises land and roadways measuring approximately 243 sq m (2,616 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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 153 | The Old Lodge, Feltham Hill Road, Ashford, Middlesex TW15 2BX

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 0.4 acres (1,619 sq m/17,427 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 Bedfont Lakes Country Park are within easy reach. Transport links are provided by Ashford rail station.

Description
The site comprises land and roadways measuring approximately 0.4 acres (1,619 sq m/17,427 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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 154

27 Amberry Court, Harlow, Essex CM20 2PX

***Guide Price
£100,000+**

A First and Second Floor Two Bedroom Split Level Flat. Offered with Vacant Possession

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1973 (thus approximately **49 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 Harlow Town Park are within easy reach. Transport links are provided by Harlow Town rail station (0.6 miles).

Exterior

The property benefits from communal gardens and off street parking.

Description

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

Accommodation

First Floor
Reception Room
Kitchen

Second Floor
Two Bedrooms
Bathroom



LOT 155

Land Adjoining 78 Courtney Road, Grays, Essex RM16 4TY

***Guide Price
£20,000+**

A Plot of Land Measuring Approximately 125 sq m (1,345 sq ft). A Planning Application has been Submitted for the Erection of a Three Bedroom End of Terrace House (Awaiting Decision).

Tenure

Freehold

Location

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

Description

A parcel of land measuring approximately 125 sq m (1,345 sq ft). A Planning application has been submitted for the erection of a three bedroom end of terrace house with off street parking measuring approximately 82 sq m (882 sq ft). A decision for this application is pending. Buyers should rely on their own enquiries.

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.



Artist's Impression of a Development Concept (STPP)

LOT 156

**14 Bishop Lane,
Hull HU1 1PA**

*Guide Price
£60,000+

A Vacant Grade II Commercial Terraced Building Offered With Planning Permission for Conversion to a Residential Dwelling

Tenure

Freehold

Location

The property is situated on a mixed use road in the city centre close to local shops and amenities. The open spaces of The Queen’s Garden and Victoria Park are within easy reach. Transport links are provided by Hull rail station.

Planning

Hull City Council granted the following planning permission (ref: 20/01277/LBC) on 9th December 2020: 'Proposed external alterations to the building to facilitate the proposed change of use from storage building to dwelling in connection with works linked to No. 33 Lowgate'

Description

The property comprises a commercial terraced building arranged over ground and two upper floors. The property requires a program of refurbishment.

Accommodation

Ground Floor

Storage Area

First Floor

Storage Area

Second Floor

Storage Area



LOT 157

**2.53 Acres of Land on Cotton Row, Holmbury St. Mary,
Dorking, Surrey RH5 6NB**

*Guide Price
£65,000+

A Plot of Land Measuring Approximately 2.53 Acres (110,207 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

The land is situated close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A24 to the east and the M25 to the north.

Description

A parcel of land measuring approximately 2.53 acres (110,207 sq ft). The land benefits from road frontage.

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 158

Apartment 5 Hertford House, Taywood Road, Northolt, Middlesex UB5 6GD

*Guide Price
£235,000+

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 Willow Tree are within easy reach. Transport links are provided by Northolt underground station (Central line).

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2004 (thus approximately **106 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms (One En-Suite)
Bathroom

Exterior

The property benefits from a Juliette balcony and a lift in the block.

EPC Rating C



LOT 159

Land at Glaiser Drive, Stoke-on-Trent, Staffordshire ST3 7RF

*Guide Price
£5,000+

Land and Roadways Measuring Approximately 31,519 sq m (33,9267 sq ft)

Tenure

Freehold

Location

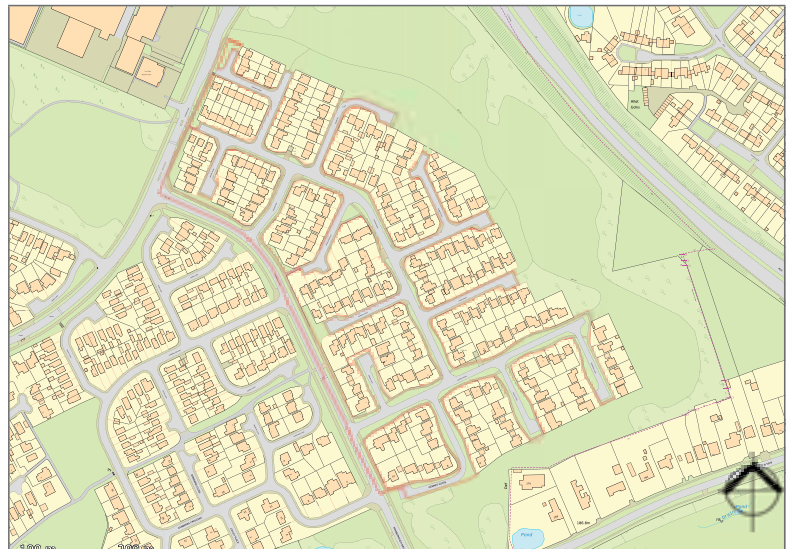
The land, roadways and pavements are situated in an existing residential area of Blythe Bridge close to local shops and amenities. Transport links are provided by Blythe Bridge rail station.

Description

The lot comprises land, roadways and pavements in an existing residential development measuring approximately 31,519 sq m (33,9267 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. Some or all of this land may comprise adopted highway land (Buyers are advised to make their own enquiries).



LOT 160 | Land at Grandisson Drive, Ottery St. Mary, Devon EX11 1JD

*Guide Price
£7,500+

A Plot of Land Measuring Approximately 216 sq m (2325 sq ft). Suitable for a Variety of Uses (subject to obtaining all relevant consents)

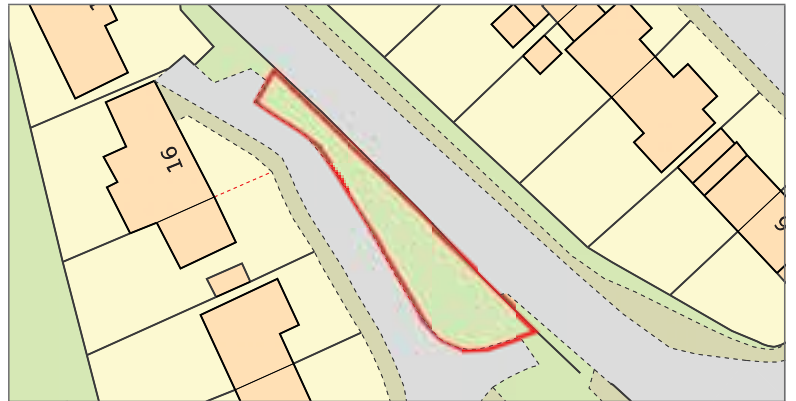
Tenure
Freehold

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

Description
The plot comprises a parcel of land measuring approximately 216 sq m (2325 sq ft).

Note
Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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 are advised to make their own enquiries.



LOT 160A | 58 Yorkshire Street, Morecambe, Lancashire LA3 1QF

*Guide Price
£10,000+

A Vacant Single Storey Retail Unit. Potential to Create an Additional Storey (Subject to Obtaining all Necessary Consents)

Tenure
Freehold

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

Description
The property comprises a single storey retail unit.

Accommodation
Ground Floor
Retail Area

Planning
Lancaster City Council granted the following planning permission which has now lapsed (ref: 09/00068/FUL) on 23rd March 2009: 'Demolition of existing shops and construction of a 2 storey building to accommodate 3 shops at ground floor level and 2 flats at first floor level'. (Now Lapsed).



LOT 161

Land On The East Side Of Milton Road, Clapham, Bedford, Bedfordshire MK41 6BD

*Guide Price
£5,000+

Land and Roadways Measuring Approximately 2.4 acres/9,712 sq m/104,539 sq ft. Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

Location

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

Description

The property comprises land and roadways measuring approximately 2.4 acres/9,712 sq m/104,539 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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 162

5.06 Acres of Land on Cotton Row, Holmbury St. Mary, Dorking, Surrey RH5 6NB

*Guide Price
£105,000+

A Plot of Land Measuring Approximately 5.06 Acres (220,414 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

The land is situated close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A24 to the east and the M25 to the north.

Description

A parcel of land measuring approximately 5.06 acres (220,414 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 163

Land at Willow Wood Road, Meopham, Gravesend, Kent DA13 0QT

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 0.41 Acres

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Culvertstone Green playing fields are within easy reach. Transport links are provided by the M20 to the south.

Description

A parcel of land measuring approximately 0.41 acres/17,859 sq ft/1,659 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 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 164

Flat 5 30 Dornton Road, South Croydon, Croydon CR2 7DQ

*Guide Price
£100,000+

A First Floor Studio Flat Subject to a Periodic Tenancy Producing £9,600 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 28th August 2014 (thus approximately **116 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Studio Room
Kitchen
Bathroom

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months at a rent of £800 per calendar month.



LOT 165

By Order of the Executors
**306 Old Walsall Road, Birmingham,
 West Midlands B42 1HR**

*Guide Price
£150,000+

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 Red House Park are within easy reach. Transport links are provided by Hamstead rail station.

Description
 The property comprises a three bedroom semi detached house arranged over ground and first floor levels.

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from both front and rear gardens.



LOT 166

By Order of the Executors
**28 Bridge Street, Hereford,
 Herefordshire HR4 9DG**

*Guide Price
£135,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
 Freehold

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

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

Accommodation
Lower Ground Floor
 Small Cellar

Ground Floor
 Two Reception Rooms

First Floor
 Bedroom
 Bathroom

Second Floor
 Two Bedrooms

Exterior
 The property benefits from a rear garden.



LOT 167

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

*Guide Price
£350,000+

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). Currently Used for Car Boot Sales and Public Events.

Tenure

Freehold

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.

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 168

58 College House, Bridge Road, Birmingham, Birmingham B8 3TE

*Guide Price
£10,000+

A Third Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £5,985.24 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from May 2014 (thus approximately **116 years unexpired**).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £498.77 per calendar month.

Description

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

Accommodation

Third Floor
Studio Room with Kitchenette
Bathroom

Note

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



LOT 169

6 Week Completion Available or Earlier if Required
**5 Floyd Street, Stoke-on-Trent,
 Staffordshire ST4 7RT**

*Guide Price
£40,000+

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 Richmond Street Park are within easy reach. Transport links are provided by Stoke-on-Trent rail station.

Description
 The property comprises a two bedroom mid terrace house arranged over ground and first floor levels.

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Bathroom
 Utility Room

First Floor
 Two Bedrooms

Exterior
 The property benefits from a rear garden.



LOT 170

**95-97 Dartford Road, Dartford,
 Kent DA1 3EP**

*Guide Price
£1,000+

A Freehold Ground Rent Investment and Potential Roof Space Development Opportunity (Subject to Obtaining all Relevant Consents) Secured Upon a Detached Building of Four Flats (All Sold-Off) Currently Producing £125 Per Annum

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

Description
 The property comprises a detached purpose built block of four self-contained flats arranged over ground and first floor levels.

Tenure
 Freehold

Note
 Plans have been drawn up but not submitted for the erection of two flats. Purchasers are deemed to rely on their own enquiries with regard to any possible development potential. A copy of the plans can be found within the legal pack.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
95	Ground	Not Inspected	999 years from 1st January 1969	£50
95A	First	Not Inspected	999 years from 1st January 1969	£25
97	Ground	Not Inspected	999 years from 1st January 1969	£25
97A	First	Not Inspected	999 years from 1st January 1969	£25



LOT 170A | Unit at The Chestnuts, Ollards Grove, Loughton, Essex
IG10 4DL

*Guide Price
£5,000+

A Vacant Single Storey Unit

Tenure

Freehold

Location

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

Description

The property comprises a single storey unit.



LOT 171 | By Order of the Executors
32 High Street, Emsworth, Hampshire PO10 7AW

*Guide Price
£550,000+

A Commercial and Residential Investment Comprising a Ground Floor and Part First Floor Shop, a First Floor Office, a First Floor One Bedroom Flat and a One Bedroom Bungalow to the Rear. Part Let Producing £16,500 Per Annum.

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide a ground floor and part first floor shop, a first floor one bedroom flat, a first floor self contained office and a one bedroom bungalow to the rear. The bungalow is offered in good condition and was erected in 2013.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Shop	Ground and Part First Floor	Retail Unit t/a an Estate Agents	15 Year Lease Expired March 2022. Holding Over	£16,500
Flat	First Floor	Reception Room, Kitchen, Bedroom, Bathroom	Vacant	N/A
Office	First Floor	Office Area	Vacant	N/A
Bungalow	Ground	Reception Room, Kitchen, Bedroom, Bathroom	Vacant	N/A

A new 10 year lease has been offered on the ground floor shop.



LOT 172

Land Adjacent to 36 Park Mead, Harrow, Harrow HA2 8NQ

*Guide Price
£20,000+

A Plot of Land Measuring Approximately 313 sq m (3,372 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

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

Description

The plot comprises a parcel of land measuring approximately 313 sq m (3,372 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 173

Land On The North East Side Of Eastbourne Road, Ridgewood, Uckfield, East Sussex TN22 5YB

*Guide Price
£5,000+

Land and Roadways Measuring Approximately 2.3 acres. Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Fin Field are within easy reach. Transport links are provided by Uckfield rail station.

Description

The property comprises land and roadways measuring approximately 2.3 acres.

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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 174

Plot A, Land at Downe Road, Keston, Kent BR2 6AD

*Guide Price
£85,000+

A Plot of Land Measuring Approximately 1.17 Acres (50,965 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

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

Description

A parcel of land measuring approximately 1.17 acres (50,965 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 175

2A St. Andrews Road, Carshalton, Surrey SM5 2DY

*Guide Price
£120,000+

A Vacant Ground Floor One Bedroom Maisonette

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Open Plan Reception Room/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 176

Land Adjacent to 100 Pentrich Avenue, Enfield, Middlesex EN1 4NA

*Guide Price
£10,000+

Two Plots of Land Measuring Approximately 602 sq ft (56 sq m) and 624 sq ft (58 sq m)

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Hoe Green Park are within easy reach. Transport links are provided by Turkey Street overground station and Gordon Hill rail station.

Description
Two parcels of land measuring approximately 505 sq ft/47 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 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 177

Land at Penrith Court, Congleton, Cheshire CW12 4JF

*Guide Price
£7,500+

A Plot of Land Measuring Approximately 177 sq m (1,905 sq ft)

Tenure
Freehold

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

Description
The plot comprises a parcel of land measuring approximately 177 sq m (1,905 sq ft).

Note
Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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 are advised to make their own enquiries).



LOT 178

Land at Park Rise, Northchurch, Berkhamsted, Hertfordshire HP4 3RT

*Guide Price
£5,000+

A Parcel of Two Plots of Land Measuring Approximately 763 sq m (8,212 sq ft) Combined

Tenure
Freehold

Location
The plot is situated in the residential area of Berkhamsted, close to local shops and amenities. The open spaces of Northchurch Common are within easy reach. Transport links are provided by Berkhamsted rail station.

Description
The lot comprises two plots of land measuring approximately 763 sq m (8,212 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 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 are advised to make their own enquiries.



LOT 179

8A Napier Road, Ashford, Middlesex TW15 1TG

*Guide Price
£120,000+

A Vacant First Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 25th December 1982 (thus approximately **59 years 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 Hanworth Park are within easy reach. Transport links are provided by Sunbury rail station.

Description
The property comprises a first floor one bedroom flat situated within a semi detached building arranged over ground and first floor levels.

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from communal gardens and off street parking.



LOT 180

By Order of the Executors
**5 & 7 Bordesley Street, Birmingham,
 West Midlands B5 5PG**

*Guide Price
£230,000+

A Parcel of Two Vacant Mid Terrace Houses

Tenure

2 x Freehold Titles

Location

The properties are situated on a residential road close to the city centre. Transport links are provided by Birmingham Moor Street rail station.

Description

The lot comprises 2 x three storey mid terrace houses each arranged over ground and two upper floors. Both properties require a full program of refurbishment.

Note

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

Accommodation

5 Bordesley Street

Ground Floor

Reception Room
 Kitchen

First Floor

One Room

Second Floor

One Room

7 Bordesley Street

Ground Floor

Reception Room
 Kitchen

First Floor

Two Bedrooms
 Bathroom

Second Floor

Bedroom

Exterior

Each property benefits from a rear yard and No 5 has an external WC

**LOT 181**

**6 Tenth Street, Horden, Peterlee,
 County Durham SR8 4NE**

*Guide Price
£15,000+

A Vacant Two Bedroom Mid Terrace House. 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 and just half a mile from the beach and coastline. The green open spaces of Welfare Park are a short walk away. Castle Eden Dene National Nature Reserve is also within close proximity.

Description

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

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 garden.



LOT 182

Land at Fleetwood Close, Minster on Sea, Sheerness, Kent ME12 3LN

*Guide Price
£7,500+

A Plot of Land Measuring Approximately 286 Sq M (3,078 sq ft)

Tenure
Freehold

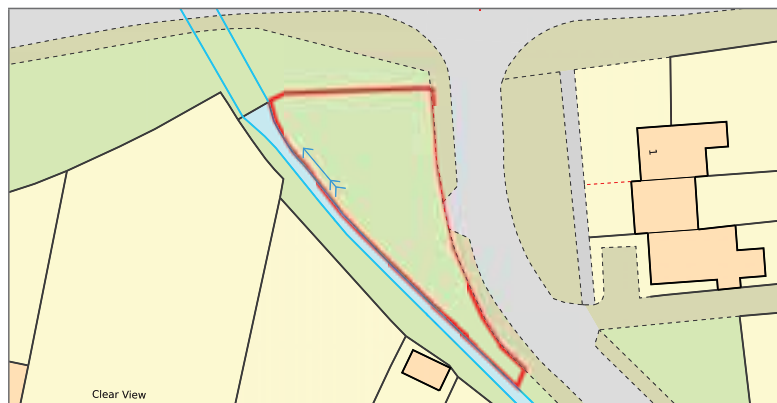
Location
The property is situated on a residential road close to local shops and amenities. The open space of Elmly National Nature Reserve is within easy reach. Transport links are provided by Queenborough rail station.

Description
The plot comprises a parcel of land measuring approximately 286 sq m (3,078 sq ft).



Note
Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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 are advised to make their own enquiries.



LOT 183

Land at Brathay Close, Sheffield, South Yorkshire S4 8BQ

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 300 sq m (3,229 sq ft)

Tenure
Freehold

Location
The land is situated on a roadside on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by Meadowhall rail station.

Description
The site comprises a irregular shaped plot of land and roadways measuring approximately 300 sq m (3,229 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. Some or all of this land may comprise adopted highway land (Buyers are advised to make their own enquiries).



LOT 184

Garages 55 & 57 Adjacent to 107 Vale Crescent, Roehampton, London SW15 3PL

*Guide Price
£10,000+

Two Single Storey Semi Detached Garages Part Let Producing £300 Per Annum

Tenure

Leasehold. The property is held on a new **250 year lease**.

Description

The property comprises two single storey semi detached garages.

Tenancy

Garage 55 is subject to a license commencing 1st November 1997 at a rent of £300 per annum.

Location

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



LOT 185

Land at Hermes Close, Stoke-on-Trent, Staffordshire ST3 7RH

*Guide Price
£7,500+

A Plot of Land Measuring Approximately 274 sq m (2,949 sq ft)

Tenure

Freehold

Location

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

Description

The plot comprises a parcel of land measuring approximately 274 sq m (2,949 sq ft).

Note

Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artist's impression of how a development on this site could look if planning permission is granted.

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 are advised to make their own enquiries).



LOT 186

Land at Tweed Crescent, Bicester, Oxfordshire OX26 2LY

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 575 sq m (6,189 sq ft)

Tenure

Freehold

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.

Further Information

Plans have been drawn up for the erection of 3 x three bedroom houses with off street parking. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning applications made on this site.

Description

A parcel of land measuring approximately 575 sq m (6,189 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 186A

89 The Avenue, Pontycymer, Bridgend, Mid Glamorgan CF32 8LY

*Guide Price
£10,000+

A Residential Development Opportunity with Planning Permission to Create a Two Bedroom Basement Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2021 (thus approximately **997 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Parc Calon Lân are within easy reach. Transport links are provided by the M4 to the south.

Accommodation

Lower Ground Floor
Basement Area

Description

The property comprises a development opportunity to create a basement flat beneath an existing end of terrace house arranged over ground and first floor levels.

Planning

Bridgend County Borough Council granted the following planning permission (ref: P/19/819/FUL) on 23rd January 2020: 'Convert existing basement into a flat with rear stairwell extension'.



LOT 187

The Site Of The Roadway Known As Moat Court, Ashtead, Surrey KT21 2BL

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 0.7 acres (2,833 sq m/30,494 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 Ashtead Recreation Ground are within easy reach. Transport links are provided by Ashtead rail station.

Description

The property comprises land and roadways measuring approximately 0.7 acres (2,833 sq m/30,494 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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 188

Land Adjacent to Homestead, Gibsons Hill, Streatham, London SW16 3ER

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 325 sq m (3,500 sq ft).

Tenure

Freehold

Location

The land 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 site comprises a plot of land measuring approximately 325 sq m (3,500 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. Some or all of this land may comprise adopted highway land, buyers should rely on their own enquiries.



LOT 188A | Land Adjacent to 13 Tweed Crescent, Bicester, Oxfordshire OX26 2LY

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 130 sq m (1,400 sq ft)

Tenure

Freehold

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 parcel of land measuring approximately 130 sq m (1,400 sq ft).

Further Information

Plans have been drawn up for the erection of a three bedroom house with off street parking. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Buyers must rely on their own enquiries with regard to any development potential and permissions required.

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 189 | 139 West View Road, Hartlepool, Cleveland TS24 0BN

*Guide Price
£15,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £5,760 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £5,760 per annum.

Note

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

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT **190**

**32 Parker Terrace, Ferryhill,
County Durham DL17 8JT**

*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 that are within easy reach. Transport links are provided by the A1(M) to the east.

Tenancy

The property is subject to an Assured Shorthold Tenancy from November 2019 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.

Description

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

Accommodation

Ground Floor
Reception Room
Dining Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT **190A**

**Industrial Unit at the Rear of 13a Anlaby Road, Hull,
North Humberside HU1 2PJ**

*Guide Price
£36,000+

A Workshop/Industrial Unit Measuring Approximately 945 sq ft

Tenure

Freehold

Location

The property is situated in the heart of Hull city centre within walking distance of both Prospect Shopping Centre and St Stephen's Shopping Centre. Transport links are provided by Hull Paragon Interchange rail station just a short walk away.

Note

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

Description

The property comprises a workshop/industrial unit currently used to provide accommodation comprising a living room, kitchen, bedroom and bathroom. The property is accessed via an alleyway from Anlaby Road and from the rear at Osbourne Street over a strip of land which has access rights granted to a number of properties.



LOT 191

Land at 9A Colfe Way, Kemsley, Sittingbourne, Kent ME10 2TF

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 148 sq m (1,600 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

A plot of land measuring approximately 148 sq m (1,600 sq ft). Plans have been drawn up for the erection of a dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning applications made on 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 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 192

Land and Garage to the Rear of 180 South Park Road, Maidstone, Kent ME15 7AJ

*Guide Price
£9,000+

A Plot of Land Measuring Approximately 853 sq ft (79 sq m). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents) One vacant single storey lock up garage.

Tenure

Freehold

Location

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

Description

A garage situated on a plot of land measuring approximately 79 sq m (853 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 **193**

**Land and Roadways at Buryholme, Broxbourne,
Hertfordshire EN10 6PE**

*Guide Price
£5,000+

**Land and Roadways Measuring Approximately 3.89 Acres/
15,742 sq m/ 169,448 sq ft**

Tenure

Freehold

Location

The land and roadways are situated on predominately residential roads 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 property comprises land and roadways measuring approximately 3.89 Acres/ 15,742 sq m/ 169,448 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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT **194**

**Garage and Land Adjacent to 74 Alexandra Road,
Warlingham, Surrey CR6 9DU**

*Guide Price
£5,000+

A Vacant Single Storey Lock-Up Garage

Tenure

Leasehold. The property is held on a 125 year lease from 15th September 2022 (thus approximately **125 years unexpired**).

Location

The garage 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 Whyteleafe South rail station.

Description

The property comprises a plot of land with a single storey lock up garage with further potential.



LOT 195 | 13 Harrow Street, Hartlepool, Cleveland TS25 5SE

*Guide Price
£15,000+

A Vacant Two Bedroom Mid Terrace House. ERV: £5,181.80 per annum if Let at the Local Housing Allowance Rate.

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The green open spaces of Summer Hill Country Park are a short walk away.

Transport links are provided by Hartlepool rail station.

Description

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

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).

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two 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.



LOT 195A | 100 Seventh Street, Horden, Peterlee, County Durham SR8 4JQ

*Guide Price
£15,000+

A Vacant Two Bedroom End of Terrace House. ERV: £5,200 per annum if Let at the Local Housing Allowance Rate

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Horden 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 floor levels.

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

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).

Note

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



LOT 196

Land Opposite 32 Wheatsheaf Way, Linton, Cambridge, Cambridgeshire CB21 4XB

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 250 sq m (2,690 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

A parcel of land measuring approximately 250 sq m (2,690 sq ft). Plans have been drawn up but not submitted for the erection of a three bedroom detached house with off-street parking. Buyers should rely on their own enquiries.

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 197

Land at Strathmore Road, Ifield, Crawley, West Sussex RH11 0NP

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 400 sq m (4,300 sq ft)

Tenure

Freehold

Location

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

Description

A plot of land measuring approximately 400 sq m (4,300 sq ft). Plans have been drawn up but not submitted for the erection of a three bedroom house.

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 are advised to make their own enquiries.



LOT 198

Land Adjacent to 1 Crabtree Way, Dunstable, Bedfordshire LU6 1UR

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 500 sq m (5,381sq ft).

Tenure

Freehold

Location

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

Description

The site comprises an irregular shaped plot of land measuring approximately 500 sq m (5,381sq 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 199

39 Westlea, Clowne, Chesterfield, Derbyshire S43 4QL

*Guide Price
£20,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £5,940 Per Annum

Tenure

Freehold.

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy commencing 30th June 2020 at a rent of £495 per calendar month.

Current Rent Reserved £5,940 per annum

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 200

Land Adjacent to 10 Beverington Road, Eastbourne, East Sussex BN21 2SE

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 160 Sq M (1,700 Sq Ft). Suitable for a Variety of Uses (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

A plot of land measuring approximately 160 sq m (1,700 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 201

Flat 42, 1 Newgate, Croydon, Surrey CR0 2FB

*Guide Price
£285,000+

A Vacant Third Floor Two Bedroom Flat

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 over ground station and East Croydon rail station.

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 25th December 2012 (thus approximately **989 years unexpired**).

Accommodation

Third Floor
Open Plan Reception/Kitchen
Two Bedrooms (One with En-Suite)
Bathroom

Exterior

The property benefits from a private terrace.



LOT 202

By Order of the Executors

Land Adjacent Four Posts, Wawensmere Road, Henley-in-Arden, Warwickshire B95 6BN

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 1.07 Acres (46,446 Sq Ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by Wootton Wawen rail station.

Description

The site comprises a predominantly rectangular shaped plot of land measuring approximately 1.07 Acres (46,446 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.



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LOT 203

Land Adjacent to 219 Whalley Drive, Bletchley, Milton Keynes, Buckinghamshire MK3 6JL

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 182 Sq M (1,959 Sq Ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

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

Description

A plot of land measuring approximately 182 sq m (1,959 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 204

45 Highfield Road, Doncaster, South Yorkshire DN1 2LF

*Guide Price
£150,000+

A Mid Terrace Five Bedroom HMO Producing £24,439.68 Per Annum.

Tenure

Freehold

Description

The property comprises a five bedroom mid terrace fully licenced HMO arranged over ground and first floors.

Tenancy

Please refer to the legal pack for a full tenancy schedule.

Location

The property is situated on a residential road close to local shops and amenities. Doncaster town centre is within easy reach of the property, only 0.4 miles away. National rail services are provided by Doncaster railway station only 0.8 miles away.

Exterior

The property benefits from a private rear garden.



Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Room 1	Ground	Double Bedroom	Please refer to the legal pack	£411.66 PCM
Room 2	Ground	Double Bedroom with En suite	Please refer to the legal pack	£411.66 PCM
Room 3	First	Double Bedroom with En suite	Please refer to the legal pack	£390 PCM
Room 4	First	Double Bedroom with En suite	Please refer to the legal pack	£411.66 PCM
Room 5	First	Double Bedroom with En suite	Please refer to the legal pack	£411.66 PCM

LOT **205**

27 Regent Road and 72 B and C Charnley Road, Blackpool, Blackpool FY1 4PF

***Guide Price
£110,000+**



A Freehold Corner Building Comprising Three Self-Contained Flats (2 x Two Bedroom, 1 x One Bedroom) Fully Let Producing £13,320 Per Annum

Location

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

Description

The property comprises a corner building arranged to provide three self-contained flats over lower ground, ground and first floors.

Exterior

Each flat benefits from an allocated parking space and communal rear area.

Note

The property is sold with a plot of land which has the opportunity to create an additional 2 storey dwelling, subject to planning approval.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
27 Regent Road	First	Reception Room, Kitchen, Two Bedrooms, Bathroom	Periodic tenancy since 2019	£4,440
72B Charnley Road	Lower Ground	Reception Room, Kitchen, Bedroom, Bathroom	12 month AST from July 2022	£4,800
72C Charnley Road	Ground	Reception Room, Kitchen, Two Bedrooms, Bathroom	Periodic tenancy since 2019	£4,080

Current Rent Reserved £13,320 Per Annum

LOT 206

By Order of the Executors
**39 Beeches Way, Birmingham,
 West Midlands B31 3RJ**

*Guide Price
£140,000+

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 West Heath Park are within easy reach. Transport links are provided by Longbridge rail station.

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

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Utility Room

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden.



LOT 207

**Land to the Rear of 37 Main Road, Queenborough,
 Kent ME11 5BW**

*Guide Price
£2,000+

A Vacant Single Storey Unit Measuring Approximately 10 sq m (107 sq ft)

Tenure
 Freehold

Location
 The land is situated on a residential road close to local shops and amenities. There are various green open spaces that are within easy reach. Transport links are provided by Queenborough rail station.

Description
 A vacant single storey unit measuring approximately 10 sq m (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 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 208

Roadways South West of Winchester Road, Bishops Waltham, Hampshire S032 1RN

*Guide Price
£1,000+

Land and Roadways

Tenure

Freehold

Location

The land and roadways are situated in a residential road area to local shops and amenities. The open spaces of Priory Park are within easy reach. Transport links are provided by the M27 to the south and the M3 to the west.

Description

The property comprises land and roadways.

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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 209

By Order of the Executors 132 Bavington Drive, Newcastle upon Tyne, Tyne and Wear NE5 2HT

*Guide Price
£45,000+

A Vacant Ground Floor Two Bedroom Maisonette

Location

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

Description

The property comprises a ground floor two bedroom maisonette situated within a semi detached building arranged over ground and first floors. The property is in a dilapidated condition and requires a full program of refurbishment.

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 1975 (thus approximately **51 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.

Accommodation Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 210**21 Poplar Street, Stanley,
County Durham DH9 7AX*****Guide Price
£15,000+****A Vacant Two Bedroom Mid Terrace House. ERV: £4,547.40 Per Annum if Let at the LHA Rate.****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The green open spaces of South Moor Gold Club are a short walk away. Transport links are provided by the A1 (motorway).

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 £87.45 per week (£4,547.40 per annum) (source: lha-direct.vo.a.gov.uk).

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two 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.

**LOT 211****Land Adjoining 19 Wheatsheaf Way, Linton, Cambridge,
Cambridgeshire CB21 4XB*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 185 sq m (1,990 sq ft).****Tenure**

Freehold

Location

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

Description

A freehold parcel of land measuring approximately 185 sq m (1,990 sq ft). Plans have been drawn up for the erection of a three bedroom detached house with off street parking measuring approximately 92 sq m (990 sq ft). No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection in the legal pack. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning applications made on 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 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 public open space. Buyers should rely on their own enquiries.



LOT **212**

Land and Roadways on the South Side of Allum Lane & Deacons Hill Road, Elstree, Hertfordshire WD6 3NE

*Guide Price
No Reserve

Land and Roadways

Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Elstree Open Space are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Elstree & Borehamwood rail station.

Description

The property comprises land and roadways.

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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT **213**

Land on the East Side of Balcombe Road, Crawley, West Sussex RH10 3UF

*Guide Price
No Reserve

Land and Roadways

Tenure

Freehold

Location

The land and roadways are situated in a residential area close to local shops and amenities. The open spaces of Worth Park Gardens are within easy reach. Transport links are provided by Crawley rail station.

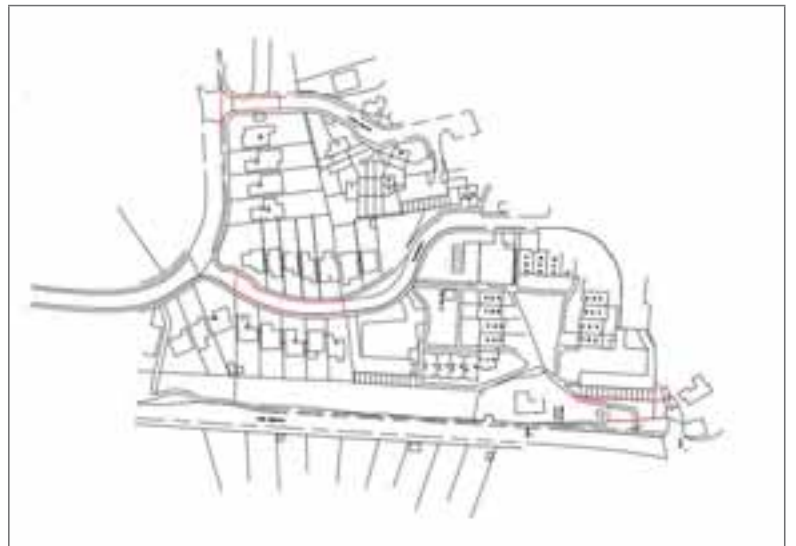
Description

The property comprises land and roadways.

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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 214

Land on the East Side of Emily Road, Chatham, Kent ME5 7NQ

*Guide Price
No Reserve

Land and Roadways

Tenure

Freehold

Location

The land and roadways are situated in a residential area close to local shops and amenities. The open spaces of Capstone Farm Country Park are within easy reach. Transport links are provided by Chatham rail station.

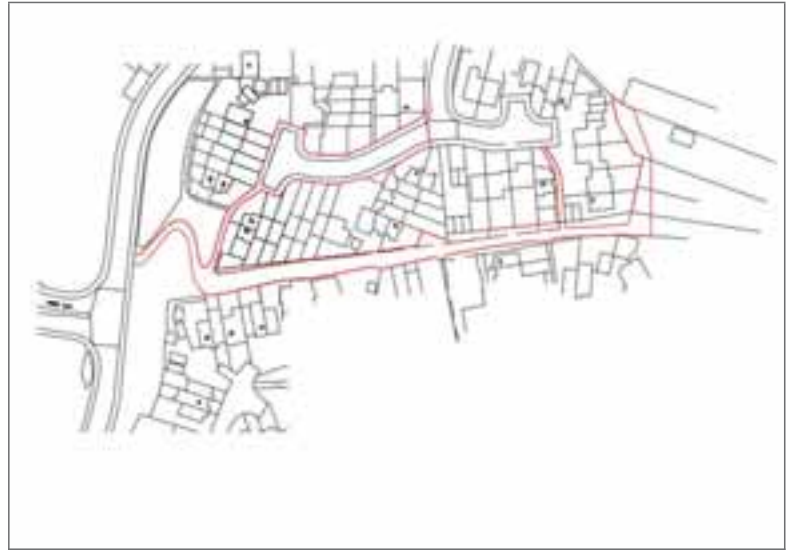
Description

The property comprises land and roadways.

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 for this individual plot. All or part of this Lot may comprise adopted highway. All interested Buyers should rely on their own enquiries with the local authority.



LOT 215

39 Topcliffe Street, Hartlepool, Cleveland TS26 8LL

*Guide Price
£15,000+

A Vacant Two Bedroom Mid Terrace House. ERV: £5,181.80 per annum if Let at the Local Housing Allowance Rate

Tenure

Freehold

Location

The property is situated on a residential road close to local shops, amenities the beach and coastline. The green open spaces of Ward Jackson Park are a short walk away. Transport links are provided by Hartlepool rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

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).



LOT 216

6 Warren Street, Horden, Durham SR8 4NA

*Guide Price
£15,000+

A Vacant Two Bedroom Mid Terrace House. ERV: £5,200 per annum if Let at the Local Housing Allowance Rate

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Horden 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 floor levels.

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

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).



LOT 217

By Order of the Executors 1 Royd Terrace, Hebden Bridge, West Yorkshire HX7 7BT

*Guide Price
£80,000+

A Vacant One Bedroom End of Terrace Stone Built Cottage

Location

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

Description

The property comprises a one bedroom end of terrace cottage of stone construction arranged over ground and first floors. The property requires a full program of refurbishment.

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Bedroom
Bathroom



LOT **218**

**16 Cameron Road, Hartlepool,
Cleveland TS24 8DL**

*Guide Price
£15,000+

A Vacant Two Bedroom Mid Terrace House. ERV: £5,181.80 per annum if Let at the Local Housing Allowance Rate.

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided Hartlepool rail station.

Description
The property comprises a two bedroom mid terrace house.

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear yard.

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).



LOT **219**

**37 Tenth Street, Horden, Peterlee,
County Durham SR8 4NE**

*Guide Price
£15,000+

A Vacant Two Bedroom Mid Terrace House. ERV: £5,200 per annum if Let at the Local Housing Allowance Rate

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities and just half a mile from the beach and coastline. The green open spaces of Welfare Park are a short walk away. Castle Eden Dene National Nature Reserve is also within close proximity.

Description
The property comprises a two bedroom mid terrace house arranged over ground and one upper floor.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear yard

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).



LOT **220**

**Garage at 374 Rooley Lane, Bradford,
West Yorkshire BD5 8LD**

*Guide Price
£1,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

The property is situated in Bradford fronting the A6177 and close to shops and amenities. The open spaces of Bowling Park are within easy reach. Transport links are provided by Bradford Interchange rail station.

Description

The property comprises a single storey lock up garage.



LOT **221**

**Garage 4, 3-19 Stanley Way, Orpington,
Kent BR5 2HE**

*Guide Price
Sold Prior

A Vacant Single Storey Lock-Up Garage

Tenure

Long Lease. The property is held on a 999 year lease from 14th August 2012 (thus approximately **989 years unexpired**).

Location

The garage is situated within a residential area close to local shops and amenities. The open spaces of St Mary Cray Recreation Ground are within easy reach. Transport links are provided by St Mary Cray rail station which is close by.

Description

The property comprises a single storey lock up garage within a parade of garages.



LOT 222

43 Coupe Lane, Clay Cross, Chesterfield,
Derbyshire S45 9QL*Guide Price
Sold Prior**A Three Bedroom Semi Detached House Subject to an Periodic Tenancy Producing £7,200 Per Annum****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Kenning Park are within easy reach. Transport links are provided by Chesterfield 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 off street parking and both front and rear gardens.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 14th February 2022 at a rent of £600 per calendar month (Holding Over). The Tenant has been served a section 21 notice on the 8th July 2022 to vacate the property.



LOT 223

Q102 Quartz Block E The Glassworks, Coquet Street,
Newcastle upon Tyne, Tyne and Wear NE1 2QE*Guide Price
Sold Prior**A First Floor Student Accommodation Studio Flat Subject to a Tenancy Producing £7,905 Per Annum****Location**

The property is situated on a mixed-use road close to local shops and amenities of the City Centre. The open space of City Stadium Park is within easy reach. Transport links are provided by Manors and Newcastle rail station.

Description

The property comprises a first floor studio flat situated within a purpose built building arranged over ground and four upper floors in a student living development.

Tenure

Leasehold. The property is held on a 995 year lease from October 2015 (thus approximately 988 years unexpired).

Accommodation

First Floor
Studio room
Shower room

Exterior

The property benefits from access to communal facilities including a kitchen and various breakout areas.

Tenancy

The property is subject to a Tenancy for a term of 51 weeks commencing September 2022 at a rent of £155 per week.



LOT **224**

Flat A9-D Leighton Hall, Leighton Street, Preston, Lancashire PR1 8RH

*Guide Price
Sold Prior

A Vacant First Floor Student Accommodation Studio Flat

Location

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

Description

The property comprises a first floor studio flat situated within a purpose built building arranged over ground and four upper floors in UCLAN's Adelphi roundabout student village.

Tenure

Leasehold. The property is held on a 140 year lease from October 2015 (thus approximately **133 years unexpired**).

Accommodation

First Floor
Studio room
Shower room

Exterior

The property benefits from access to communal facilities including kitchen, various breakout areas and a games room.



LOT **225**

26 Frederick Street, Barrow-in-Furness, Cumbria LA13 9TL

*Guide Price
Sold Prior

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 Barrow Park are within easy reach. Transport links are provided by Barrow-in-Furness rail station.

Description

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

Note

The Seller has provided a copy of the last survey report in 2021 with a market value of £77,000. Please refer to the legal pack for more information, Buyers are to rely on their own enquiries in this matter

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Tenancy

The LHA rate for a two bedroom property in the area is £102.41 per week (£5,325.32 per annum) (source: lha-direct.voa.gov.uk).



LOT **226****18 North Street, Clay Cross, Chesterfield,
Derbyshire S45 9PL***Guide Price
Sold Prior**A Three Bedroom Semi Detached House Subject to a Periodic Tenancy Producing £7,200 Per Annum****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Kenning Park are within easy reach. Transport links are provided by Chesterfield 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 both front and rear gardens.

Tenancy

The property is subject to a Periodic Tenancy for a term of 6 months commencing 14th February 2022 at a rent of £600 per calendar month. The Tenant has been served a section 21 notice on the 8th July 2022 to vacate the property.

LOT **227****Q207 Quartz Block E The Glassworks, Coquet Street,
Newcastle upon Tyne, Tyne and Wear NE1 2QE***Guide Price
Sold Prior**A Second Floor Student Accommodation Studio Flat Subject to a Tenancy Producing £7,905 Per Annum****Location**

The property is situated on a mixed-use road close to local shops and amenities of the City Centre. The open space of City Stadium Park is within easy reach. Transport links are provided by Manors and Newcastle rail station.

Description

The property comprises a second floor studio flat situated within a purpose built building arranged over ground and four upper floors in a student living development.

Tenure

Leasehold. The property is held on a 995 year lease from October 2015 (thus approximately **988 years unexpired**).

Accommodation**First Floor**

Studio room
Shower room

Exterior

The property benefits from access to communal facilities including a kitchen and various breakout areas.

Tenancy

The property is subject to a Tenancy for a term of 51 weeks commencing September 2022 at a rent of £155 per week.



LOT 228

82 Bohemia Road, St. Leonards-on-Sea, East Sussex TN37 6RN

*Guide Price
Sold Prior

A Vacant Mid Terrace Commercial Building. Potential for Redevelopment (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

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 Hastings rail station.

Description

The property comprises a mid terrace commercial building arranged over basement, ground and two upper floors as well as an attic.

Accommodation

Basement Floor
Two Rooms
WC

Ground Floor

Shop Area
Room

First Floor

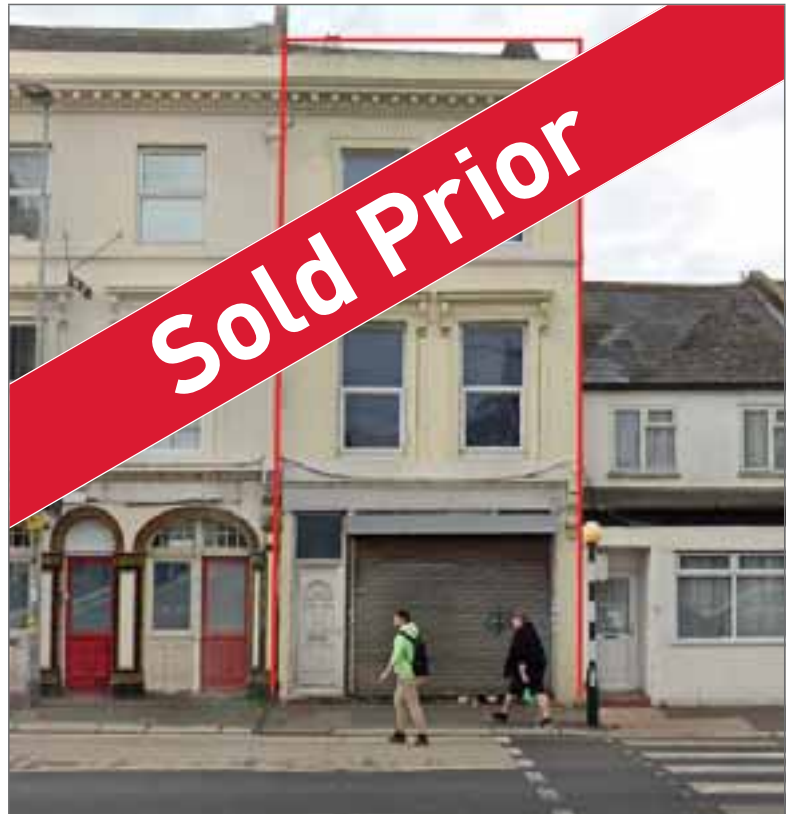
Four Rooms

Second Floor

Two Rooms

Attic

Room



LOT 229

Land to the Rear of 48 Albert Road, South Norwood, London SE25 4JE

*Guide Price
Sold Prior

A Vacant Development Site Measuring Approximately 181 Sq M (1,950 Sq Ft) Offered With Planning Permission for Construction of a Three Bedroom Two Storey House

Tenure

Freehold

Location

The site is situated on a residential road and close to local shops and amenities. The open spaces of South Norwood Recreation Ground is within easy reach. Transport links are provided by Norwood Junction overground station.

Description

The site comprises a roughly triangular shaped site measures approximately 181 sq m (1,950 sq ft). Offered with direct access and frontage to Albert Road.

Proposed Accommodation Exterior

Front garden

Planning

Croydon Borough Council granted the following planning permission (ref: 20/06589/FUL) on 02/03/2021: 'Erection of a two storey, 3 bedroom residential dwelling (Use class C3) and associated cycle parking, refuse storage and associated works'.



LOT 230

Flat 163 Ashford Court, Ashford Road, Cricklewood, London NW2 6BU

*Guide Price
Sold Prior

A Vacant Sixth Floor Two Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 189 year lease from 1976 (thus approximately **142 years unexpired**).

Accommodation Sixth Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The building benefits from a 24 hour concierge and resident lifts



LOT 231

69 Kearsley Close, Seaton Delaval, Whitley Bay, Tyne And Wear NE25 0BL

*Guide Price
Sold Prior

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st March 1961 (thus approximately **37 years unexpired**).

Location

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

Description

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and first floor levels. The property requires a program of refurbishment.

Accommodation Second Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens.

Note

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



LOT 232

Flat 3, 121 Queen Mary Road, Norwood, London SE19 3NL

*Guide Price
Sold Prior

A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £11,040 Per Annum

Location

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

Description

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

Current Rent Reserved £11,040 per annum

Tenure

Leasehold. The property is held on a 125 year lease from 23/10/2020 (thus approximately **123 years unexpired**).

Accommodation

Second Floor
Studio Room
Kitchen
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months at a rent of £920 per calendar month.



LOT 233

Flat 2, 11 Bulganak Road, Thornton Heath, Croydon CR7 8JA

*Guide Price
Sold Prior

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 189 year lease from 25th March 1985 (thus approximately **151 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 first floor two bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

Accommodation

First Floor
Reception Room with Open Place
Kitchen
Two Bedrooms
Bathroom



LOT 234

5 Hares Buildings, Newfield, Chester Le Street, County Durham DH2 2SY

*Guide Price
Sold Prior

A Three Bedroom Mid 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 green open spaces that are within easy reach. Transport links are provided by Chester-le-Street rail station.

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 12 months at a rent of £400 per calendar month.



LOT 235

11 Darlington Court, Widnes, Cheshire WA8 7ST

*Guide Price
Sold Prior

A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £5,520 Per Annum

Tenure
Leasehold. The property is held on a 999 year lease from 9th April 1999 (thus approximately **976 years unexpired**).

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

Description
The property comprises a two bedroom first flat within a purpose built block arranged over ground and two upper floors.

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 12 months at a rent of £460 per calendar month (Holding Over).



LOT **236**

8 Week Completion Available
Flat 2, 49 Elmdene Road, Plumstead,
London SE18 6TZ

*Guide Price
Sold Prior

A Vacant First Floor One Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2015 (thus approximately **118 years unexpired**).

Accommodation

First Floor
Open Plan Reception Room/Kitchen
Bedroom
Bathroom



WE OFFER 3 WAYS TO BID AT OUR AUCTION



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REGISTRATION IS NOW OPEN



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:

- the date specified in the SPECIAL CONDITIONS; or
- 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:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- 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

- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- offer each LOT for sale;
- sell each LOT;
- receive and hold deposits;
- sign each SALE MEMORANDUM; and
- 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.

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6 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.

A3 BIDDING AND RESERVE PRICES

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

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

A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

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

A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

A4.2 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.

A4.3 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.4 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.

A4.5 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.

A5 THE CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION

A5.3 (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);

(b) sign the completed SALE MEMORANDUM; and

(c) pay the deposit.

A5.4 If YOU do not WE may either

(a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT; or

(b) sign the SALE MEMORANDUM on YOUR behalf.

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.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

Common Auction Conditions (Edition 4)

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<p>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.</p> <p>A5.8 If the BUYER does not comply with its obligations under the CONTRACT then</p> <p>(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and</p> <p>(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.</p> <p>A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.</p>	<p>G3.2 If the SELLER is required to insure the LOT then the SELLER</p> <p>(a) must produce to the BUYER on request all relevant insurance details;</p> <p>(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;</p> <p>(c) gives no warranty as to the adequacy of the insurance;</p> <p>(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;</p> <p>(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</p> <p>(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;</p> <p>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).</p> <p>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.</p> <p>G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.</p> <p>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.</p>	<p>G5 TRANSFER</p> <p>G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS</p> <p>(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</p> <p>(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</p> <p>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.</p> <p>G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.</p> <p>G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER</p> <p>(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;</p> <p>(b) the form of new lease is that described by the SPECIAL CONDITIONS; and</p> <p>(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.</p>
<p>GENERAL CONDITIONS OF SALE</p> <p>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.</p>		
<p>G1 THE LOT</p> <p>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.</p> <p>G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.</p> <p>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.</p> <p>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:</p> <p>(a) matters registered or capable of registration as local land charges;</p> <p>(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;</p> <p>(c) notices, orders, demands, proposals and requirements of any competent authority;</p> <p>(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;</p> <p>(e) rights, easements, quasi-easements, and wayleaves;</p> <p>(f) outgoing and other liabilities;</p> <p>(g) any interest which overrides, under the Land Registration Act 2002;</p> <p>(h) matters that ought to be disclosed by the searches and enquires a prudent BUYER would make, whether or not the BUYER has made them; and</p> <p>(i) anything the SELLER does not and could not reasonably know about.</p> <p>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.</p> <p>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.</p> <p>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:</p> <p>(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and</p> <p>(b) the SELLER is to leave them at the LOT.</p> <p>G1.8 The BUYER buys with full knowledge of</p> <p>(a) the DOCUMENTS, whether or not the BUYER has read them; and</p> <p>(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.</p> <p>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.</p>		
<p>G2 DEPOSIT</p> <p>G2.1 The amount of the deposit is the greater of:</p> <p>(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and</p> <p>(b) 10% of the PRICE (exclusive of any VAT on the PRICE).</p> <p>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.</p> <p>G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.</p>		
<p>G3 BETWEEN CONTRACT AND COMPLETION</p> <p>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</p>		
<p>G4 TITLE AND IDENTITY</p> <p>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.</p> <p>G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:</p> <p>(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.</p> <p>(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.</p> <p>(c) If title is in the course of registration, title is to consist of:</p> <p>(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;</p> <p>(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and</p> <p>(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.</p> <p>(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.</p> <p>G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):</p> <p>(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</p> <p>(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.</p> <p>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.</p> <p>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.</p> <p>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 mortgages and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.</p>		
<p>G6 COMPLETION</p> <p>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.</p> <p>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.</p> <p>G6.3 Payment is to be made in pounds sterling and only by</p> <p>(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and</p> <p>(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.</p> <p>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.</p> <p>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.</p> <p>G6.6 Where applicable the CONTRACT remains in force following COMPLETION.</p>		
<p>G7 NOTICE TO COMPLETE</p> <p>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:</p> <p>(a) terminate the CONTRACT;</p> <p>(b) claim the deposit and any interest on it if held by a stakeholder;</p> <p>(c) forfeit the deposit and any interest on it;</p> <p>(d) resell the LOT; and</p> <p>(e) claim damages from the BUYER.</p> <p>G7.2 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:</p> <p>(a) terminate the CONTRACT; and</p> <p>(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.</p> <p>G7.3</p>		
<p>G8 IF THE CONTRACT IS BROUGHT TO AN END</p> <p>If the CONTRACT is lawfully brought to an end:</p> <p>(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and</p> <p>(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.</p>		
<p>G9 LANDLORD'S LICENCE</p> <p>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.</p> <p>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").</p> <p>G9.3</p>		

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<p>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).</p> <p>G9.5 The BUYER must promptly (a) provide references and other relevant information; and (b) comply with the landlord's lawful requirements.</p> <p>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.</p> <p>G10 INTEREST AND APPORTIONMENTS</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.</p> <p>G11 ARREARS</p> <p>Part 1 - Current rent</p> <p>G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.</p> <p>G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.</p> <p>G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.</p> <p>Part 2 - BUYER to pay for ARREARS</p> <p>G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.</p> <p>G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.</p> <p>G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.</p> <p>Part 3 - BUYER not to pay for ARREARS</p> <p>G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.</p> <p>G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an</p>	<p>undertaking to hold it to the BUYER'S order;</p> <p>(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</p> <p>(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.</p> <p>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.</p> <p>G12 MANAGEMENT</p> <p>G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.</p> <p>G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.</p> <p>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.</p> <p>G13 RENT DEPOSITS</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>G14 VAT</p> <p>G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.</p> <p>G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.</p> <p>G15 TRANSFER AS A GOING CONCERN</p> <p>G15.1 Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.</p> <p>G15.2 The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.</p> <p>G15.3 The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.</p> <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM</p>	<p>Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.</p> <p>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.</p> <p>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.</p> <p>G16 CAPITAL ALLOWANCES</p> <p>G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p> <p>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.</p> <p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p> <p>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.</p> <p>G17 MAINTENANCE AGREEMENTS</p> <p>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.</p> <p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.</p> <p>G18 LANDLORD AND TENANT ACT 1987</p> <p>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.</p> <p>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.</p> <p>G19 SALE BY PRACTITIONER</p> <p>G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER. The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p> <p>G19.2 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.</p> <p>G19.3 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.</p> <p>G19.4 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.</p> <p>G19.5 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p> <p>G20 TUPE</p> <p>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.</p> <p>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.</p>
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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	G24
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	G24.1
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.	G24.2
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.3
G22	SERVICE CHARGE	G24.4
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.	
		TENANCY RENEWALS
		G24.1
		G24.2
		G24.3
		G24.4
		G24.5
		G25
		G25.1
		G25.2
		G25.3
		G26
		G27
		G27.1
		G27.2
		G27.3
		G28
		G28.1
		G28.2
		G28.3
		G28.4
		G29

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:
1.2	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 2.1 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 £1,200 (£1,000 + 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 be used to update 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

5 Hampstead Gate
1a Frognal
Hampstead
London NW3 6AL

020 7625 9007

info@auctionhouselondon.co.uk

2023 Auction Programme

Wednesday 8th February

Wednesday 15th March

Wednesday 19th April

Wednesday 24th May

Wednesday 28th June

Wednesday 2nd August

Wednesday 13th September

Wednesday 25th October

Wednesday 6th December

All Commencing 9.00am

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