

**Auction
House
LONDON**

TWO DAY AUCTION

13th & 14th November 2024

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**



November 2024

Wednesday 13th November

Commencing at 10.00am

Thursday 14th November

Commencing at 10.30am

**VIA LIVE STREAM
REGISTERED BIDDING ONLY**

**Auction
House
LONDON**

Auction House London

2024 Auction Schedule

Wednesday 7th February & Thursday 8th February

Tuesday 12th March

Wednesday 17th April & Thursday 18th April

Tuesday 21st May & Wednesday 22nd May

Wednesday 26th June & Thursday 27th June

Wednesday 31st July & Thursday 1st August

Wednesday 11th September & Thursday 12th September

Tuesday 15th October & Wednesday 16th October

Wednesday 13th November & Thursday 14th November

Tuesday 10th December & Wednesday 11th December

Auction House London

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Hampstead, London NW3 6AL

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[auctionhouSELondon.co.uk](https://www.auctionhouSELondon.co.uk)

**# extracting
every last BID**

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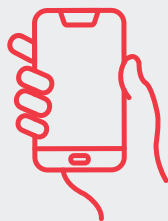
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THREE WAYS TO BID AT OUR AUCTION



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 auctionhoucelondon.co.uk. It is important that prospective purchasers satisfy themselves as to the location, boundaries, conditions and state of the lots before the auction.

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

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

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

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

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

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

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

Bidding by Proxy or Telephone: If prospective buyers are unable to attend the auction they are invited to contact the auctioneers to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions can be downloaded from the website. If bidding by telephone, the auctioneers accept no liability for poor signal or being unable to reach prospective buyers at the time required.

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

Deposit: When the Memorandum of Sale is signed, the buyer will be asked to pay a deposit amount of 10% of the purchase price (plus VAT where applicable) for each lot subject to a minimum amount of £5,000 unless otherwise stated by the auctioneer. Payment can be made by electronic bank transfer, bankers draft, company/personal cheque, debit or credit card. Please note cash deposits are not accepted under any circumstances. The auctioneers only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn and reserve the right to take any action as appropriate against a purchaser whose cheque is not honoured on first presentation. Please note, there is a 2% interest charge if the buyer pays the deposit via credit card and a cheque handling fee of £30.00 (£25.00 +VAT). Should the cheque have to be 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 £1,500 (£1,250 +VAT) (unless stated otherwise in the property description). It is strongly recommended all purchasers check the special conditions of sale as other fees may also apply to individual properties.

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

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

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

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

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

Access: Please note that purchasers will not be entitled to keys or access to properties until completion of sale. If access if 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@auctionhoucelondon.co.uk

Auctioneers Welcome



Welcome to our ninth and penultimate sale of 2024. I'm delighted to report that our two day October live-stream auction was another successful sale. Over 2,000 bidders contested the 284 lots on offer and the appetite for good quality stock remained unabated as we sold 75% of all the properties offered and raised over £36,000,000 for our clients.

On to this auction catalogue and I am delighted to present 189 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 one week ago, we have already launched this November 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 Wednesday 13th November's auction will commence at 10.00am with a targeted finish time of 6pm and Thursday 14th

November's auction will commence at 10.30am with a targeted finish time of 6pm. If you would simply like to watch the auction without bidding you do not need to register, just log on to our website on the day and enjoy the live stream.

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

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

Happy bidding

Andrew Binstock
Founder & Auctioneer



OUR 2024 AUCTIONS IN NUMBERS

| | LOTS SOLD | TOTAL RAISED | SUCCESS % | | LOTS SOLD | TOTAL RAISED | SUCCESS % |
|----------|-----------|--------------|-----------|-----------|----------------------|--------------|-----------|
| FEBRUARY | 220 | £35.4M | 84% | JULY | 242 | £36.4M | 82% |
| MARCH | 185 | £36.7M | 79% | SEPTEMBER | 216 | £33.8M | 80% |
| APRIL | 187 | £33M | 76% | OCTOBER | 211 | £36.8M | 75% |
| MAY | 165 | £28.8M | 78% | NOVEMBER | 13th & 14th NOVEMBER | | |
| JUNE | 192 | £30.4M | 77% | DECEMBER | 10th & 11th DECEMBER | | |



Our total figures for 2023



1,868
Lots Offered



£259.1m
Total Raised



1,514
Lots Sold

Meet the Team

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



Jamie Royston
Founder & Partner



Andrew Binstock
Founder & Auctioneer



Jordan Phillips
Associate Director



Jamie Weir
Associate Director & Auctioneer



Alice Chemla
Head of Operations



Liz Bentley
Finance Manager



Puja Rawal
Head of Timed Auctions



Zac Morrow
Office Manager



Georgia Mooney
Business Development
Manager



Joe Labelda
Valuer



Noah Meranda
Sales Support



Amy O'Grady
Auction Administrator



Oliver Smith
Sales Support



Amber Lloyd-Jones
Auction Administrator



Max Smith
Sales Support



Olivia Collins
Administrative Assistant



Jake Reuben
New Business Development



Ella Goldstein
New Business Development



Bo Nathan
Auction Administrator

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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).





Lots 1 - 100

Next Page >>>

LOT 1

62A Castleton Road, Ilford,
Essex IG3 9QR

*Guide Price
£365,000+

A Vacant Four Bedroom Semi Detached House. Potential for Rear and Loft Extensions (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Four Bedrooms
Bathroom

Exterior

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



LOT 2

28 Burrows Road, Kensal Rise,
London NW10 5SG

*Guide Price
£850,000+

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 Queens Park are within easy reach. Transport links are provided by Kensal Green underground station (Overground and Bakerloo line).

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bedroom

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Note

We understand there is evidence of Japanese Knotweed at the property.

EPC Rating G



LOT 3

**21 Evesham Road, New Southgate,
London N11 2RR*****Guide Price
£425,000+****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 The Green are within easy reach. Transport links are provided by Bounds Green underground station (Piccadilly line) and Bowes Park rail station.

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 a rear garden.

EPC Rating G

LOT 4

**55 Kimberley Road, Walthamstow,
London E17 5EE*****Guide Price
£295,000+****A Vacant Two Bedroom Mid Terrace House. Potential for Rear and Loft Extensions (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Cheney Row Park are within easy reach. Transport links are provided by both Blackhorse Road overground station and Meridian Water 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.

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

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 5

62 Vale Road, Ramsgate,
Kent CT11 9LS

*Guide Price
£180,000+

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 Vale Square Gardens are within easy reach. Transport links are provided by Ramsgate rail station.

Description

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

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms (One with Open-Plan Kitchen)
Bathroom
Separate WC

First Floor

Three Bedrooms

Exterior

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



LOT 6

109 Bedford Road, Letchworth Garden City,
Hertfordshire SG6 4DX

*Guide Price
£175,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Leasehold. The property is held on a 125 year lease from 13th April 1992 (thus approximately **92 years unexpired**). Peppercorn Ground Rent,

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Norton Common are within easy reach. Transport links are provided by Letchworth Garden City rail station and the A1(M).

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

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 7

**40 Lavender Rise, West Drayton,
Middlesex UB7 9AP*****Guide Price
£250,000+****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 Bourne Farm Recreation Ground are within easy reach. Transport links are provided by West Drayton (Elizabeth line) underground and rail stations.

Description

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

EPC Rating C**Tenure**

Freehold

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 8

**48 Edgewood Drive, Orpington,
Kent BR6 6LQ*****Guide Price
£100,000+****A Vacant Ground and First Floor Three Bedroom Split Level
Maisonette****Tenure**

Leasehold. The property is held on a 99 year lease from 14th March 1964 (thus approximately **38 years unexpired**).

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from communal gardens.

EPC Rating D

LOT 9

By Order of the LPA Receivers
**43 Doggetts Way, St. Albans,
Hertfordshire AL1 2NF**

*Guide Price
£400,000+

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 Cottonmill Play Area are within easy reach. Transport links are provided by St Albans Abbey rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 10

**338 Bournemouth Park Road, Southend-on-Sea,
Essex SS2 5LZ**

*Guide Price
£240,000+

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 Jones Memorial Recreation Ground are within easy reach. Transport links are provided by Prittlewell 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
Separate WC

Exterior

The property benefits from both front and rear gardens.

EPC Rating F



LOT 11

6 Week Completion Available
**17 Kempton Close, Erith,
 Kent DA8 3SR**

*Guide Price
£75,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1972 (thus approximately **47 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.

Description

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

EPC Rating D

Location

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

Accommodation

First Floor

Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior

The property benefits from a garage.



LOT 12

**10 High Street, Epsom,
 Surrey KT19 8AD**

*Guide Price
£125,000+

An End of Terrace Building Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space Fully Let Producing £15,500 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises an end of terrace building arranged to provide a ground floor retail unit and first floor ancillary space.

Accommodation

Ground Floor

Retail Unit

First Floor

Ancillary Space

Tenancy

The property is subject to a lease expiring in February 2034 at a rent of £15,500 per annum. There is a break clause in February 2029.

EPC Rating C



LOT 13

**Flat D, Second Floor Front Flat 24 Finborough Road,
Chelsea, London SW10 9EQ**

*Guide Price
£165,000+

A Well Located Vacant Second Floor Studio Flat

Tenure

Leasehold. The property is held on a 125 year lease from 2024.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brompton Park are within easy reach. Transport links are provided by Fulham Broadway underground station (District Line) and West Brompton overground and rail station.

Description

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

Accommodation

Second Floor
Studio Room
Separate Kitchen
Bathroom



LOT 14

**6 Week Completion Available
69 Rochester Avenue, Plaistow,
London E13 9JL**

*Guide Price
£350,000+

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 West Ham Park are within easy reach. Transport links are provided by Upton Park underground station (Circle line) and West Ham rail station.

Description

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

Accommodation

Lower Ground Floor
Cellar

Ground Floor

Through Reception Room
Kitchen
Utility Room

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 15

11 Grove End House, Grove End Road, St Johns Wood, London NW8 9HL

*Guide Price
£500,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 148 year lease from 13th November 2007 (thus approximately **131 years unexpired**).

Description

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

Exterior

The property benefits from well kept communal gardens and onsite porter.

Location

The property is situated in heart of St Johns Wood on a mixed use road close to local shops and amenities. The open spaces of Lord's Cricket Ground are within easy reach. Transport links are provided by St. John's Wood underground station (Jubilee line).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 16

By Order of the LPA Receivers 32 Ludlow Road, Ealing, London W5 1NY

*Guide Price
£550,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £30,000 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 18 months commencing 22nd May 2023 at a rent of £30,000 per annum.

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 a rear garden.

EPC Rating D



LOT 17

32 St. Martins Way, Thetford,
Norfolk IP24 3PY

*Guide Price
£70,000+

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 Castle Park are within easy reach. Transport links are provided by Thetford rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a rear garden and a garage.



LOT 18

Flat 49 Fermont House, 15 Beaufort Square, Colindale,
London NW9 4FF

*Guide Price
£350,000+

A Third Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £25,740 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 25th December 2005 (thus approximately 980 years unexpired).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 4th October 2023 at a rent of £2,145 per calendar month (holding over).

Description

The property comprises a third floor two bedroom flat situated within a purpose built block arranged over ground and eight upper floors benefiting from a residents gym and swimming pool.

Accommodation

Third Floor

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

Exterior

The property benefits from a balcony, communal gardens and secure underground parking.



LOT 19

Flat 237 Ruskin Park House, Champion Hill, Camberwell, London SE5 8TG***Guide Price
£275,000+****A Vacant Second Floor Three Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 31st October 1972 (thus approximately **47 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Ruskin Park are within easy reach. Transport links are provided by Denmark Hill overground station (Thameslink) and rail station.

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from communal gardens.



LOT 20

7 Broseley Gardens, Romford, Essex RM3 9BB***Guide Price
£275,000+****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 Dagnam Park are within easy reach. Transport links are provided by Harold Wood (Elizabeth line) and Romford 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
WC

Exterior

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

EPC Rating G

LOT 20A | 32 Station Road, Thetford, Norfolk IP24 1AH

*Guide Price
£75,000+

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 Fairfield's Park are within easy reach. Transport links are provided by Thetford rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.

Note
The vendor has advised that the property has a 0.25 sqm patch of Japanese knotweed, however there is a 10 year treatment plan in place that has been paid for upfront.



LOT 21 | 124 Ashampstead Road, Reading, Berkshire RG30 3LJ

*Guide Price
£175,000+

A 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 Prospect Park are within easy reach. Transport links are provided by Theale rail station.

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

EPC Rating D

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 22

58 Abbots Leys Road, Winchcombe, Cheltenham, Gloucestershire GL54 5QX

*Guide Price
£140,000+

A Vacant Three Bedroom End of Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Winchcombe Park are within easy reach. Transport links are provided by Pershore 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
Utility Room
First Floor
Three Bedrooms
Bathroom
Separate WC
Exterior
The property benefits from both front and rear gardens.



LOT 23

165-167 French Street, Sunbury-on-Thames, Middlesex TW16 5JY

*Guide Price
£800,000+

A Substantial Freehold Investment Comprising of 2 x Two Bedroom Cottages and Three Self-Contained Flats (2 x One Bedroom, 1 x Studio) Fully Let Producing £57,272 Per Annum

Tenure
Freehold

Description
The property comprises an end of terrace building arranged to provide 2 x two bedroom cottages each arranged over ground and first floors and three self-contained flats.

165 - D 165A - D 165B - C 165C - D 167 - C

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Sunbury Park are within easy reach. Transport links are provided by Sunbury rail station.
Note
The vendor has advised that there may be potential to increase the rent.

Accommodation & Tenancy Schedule

| Property | Floor | Accommodation | Tenancy Details | Current Rent |
|----------|------------------|--|-----------------|--------------|
| 165 | Ground and First | Reception Room, Kitchen, Two Bedrooms, Bathroom | AST | £13,200 PA |
| 167 | Ground and First | Reception Room, Kitchen, Two Bedrooms, Bathroom | AST | £11,000 PA |
| 165A | Ground | Reception Room with Open Plan Kitchen, Bedroom, Bathroom | AST | £12,000 PA |
| 165B | Ground | Reception Room with Open Plan Kitchen, Bedroom, Bathroom | AST | £11,472 PA |
| 165C | Ground | Studio Room, Bathroom | AST | £9,600 PA |



LOT 24

738 Green Lanes, Winchmore Hill,
London N21 3RE

*Guide Price
£600,000+



**A Mid Terrace Building Arranged to Provide A Ground Floor Shop and 2 x Two Bedroom Flats Over the First and Second Floors
Part Let Producing £30,100 Per Annum**

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide a ground floor shop, a first floor two bedroom flat and a second floor two bedroom flat.

Accommodation

Ground Floor
Shop Area

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Second Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy

The shop is subject to an FRI lease at a rent of £17,500 per annum.

The second floor flat is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 30th March 2023 at a rent of £1,050 Per Calendar Month (Holding Over).

The first floor flat is rented out for £19,800 per annum which will be vacant by the 6th December 2024.

Current Rent Reserved £30,100 per annum

LOT 25

**37 De Beauvoir Road, Reading,
Berkshire RG1 5NR*****Guide Price
£290,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**
Freehold**Location**

The property is situated on a residential road close to Reading University & College as well as Royal Berks Hospital and Reading Town Centre. The open spaces of Cintra Park are within easy reach. Transport links are provided by Reading rail station.

Description

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

EPC Rating D**Accommodation**

Ground Floor
Two Reception Rooms
Kitchen
Utility Room
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 26

**5 Queens Road, Tewkesbury,
Gloucestershire GL20 5EL*****Guide Price
£40,000+****A Vacant Semi Detached Bungalow Situated on a Plot of Land
Measuring Approximately 2,174 sq ft. Potential for Further
Development (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 Tewkesbury Nature Reserve are within easy reach. Transport links are provided by the M5 to the east.

Description

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

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
Bedroom
Bathroom

Exterior

The property benefits from a front, side and rear gardens.

EPC Rating D

LOT 27

6 Week Completion Available
140 Mayfield Avenue, Dover,
Kent CT16 2PH

*Guide Price
£90,000+

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 Connaught Park are within easy reach. Transport links are provided by Dover Priory rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D



LOT 28

71 Goldingham Drive, Braintree,
Essex CM7 1BH

*Guide Price
£190,000+

A Vacant Three Bedroom Mid Terrace House. Plans Have Been Drawn Up for the Property to be Converted into an HMO.

Tenure
Freehold

Description
The property comprises a three bedroom mid terrace house arranged over ground and first floors. Plans have been drawn up for the property to be converted to a six bedroom (all en-suite) HMO with a 6m rear extension. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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

Accommodation
Ground Floor
Reception Room
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

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

EPC Rating C



LOT 29

**7 Collingwood Terrace, Basildon,
Essex SS16 4DX*****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 Vange Hill are within easy reach. Transport links are provided by Basildon rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 30

**127 Holland Gardens, Brentford,
Middlesex TW8 0AZ*****Guide Price
£185,000+****A Vacant Second Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2002 (thus approximately **976 years unexpired**).

Location

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

Description

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

Accommodation**Second Floor**

Open Plan Reception Room/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private southwest-facing balcony, an allocated parking space, residents' private leisure centre and communal gardens.

EPC Rating B

LOT 31

By Order of the Executors
**Flat 5 121 Priory Road, Muswell Hill,
London N8 8NA**

*Guide Price
£210,000+

A Vacant Second Floor Studio Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 1981 (thus approximately **955 years unexpired**).

Location

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

Description

The property comprises a second floor studio flat situated within a converted detached building arranged over ground and two upper floors. The property requires a program of refurbishment.

Accommodation

Second Floor
Studio Room
Kitchen
Bathroom



LOT 32

By Order of the LPA Receivers
**52 Northbrook Road, Ilford,
Essex IG1 3BS**

*Guide Price
£390,000+

A Four Bedroom Detached House Subject to an Assured Shorthold Tenancy Producing £20,400 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 18th June 2023 at a rent of £20,400 per annum.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Four Bedrooms
Bathroom

Exterior

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



LOT 33

**Apartment 11 Vector Point, 1-5 Hainault Street, Ilford,
Essex IG1 4GF*****Guide Price
£195,000+****A Vacant Second and Third Floor Two Bedroom Split Level Flat****Location**

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

Description

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

Tenure

Leasehold. The property is held on a 105 year lease from 1st July 2005 (thus approximately **85 years unexpired**).

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Third Floor

Bedroom (with En-Suite)



LOT 34

**48 High Street, Colchester,
Essex C01 1DH*****Guide Price
£450,000+****A Mid Terrace Building Arranged to Provide a Ground Floor Shop with First, Second and Third Floor Ancillary Accommodation Let to Santander Producing £62,500 Per Annum****Tenure**

Freehold

Location

The property is situated on a commercial road close to local shops and amenities. The open spaces of Castle Park are within easy reach. Nearby multiples include Tesco Express, McDonald's and HSBC. Transport links are provided by Colchester Town rail station.

Description

The property comprises a mid terrace building arranged to provide a ground floor shop with first, second and third floor ancillary accommodation.

Accommodation

Ground Floor
Retail Area

First Floor

Ancillary Accommodation

Second Floor

Ancillary Accommodation

Third Floor

Ancillary Accommodation

Total G.I.A. Approximately 8,212 sq ft

Tenancy

The property is let to Santander for a term of 6 years commencing 1st January 2021 at a rent of £62,500 per annum. There is a break clause on 31st December 2025.



LOT 35

Flat 1 Dubral House, 379A Gloucester Road, Horfield, Bristol BS7 8TN

*Guide Price
£95,000+

A Ground and First Floor Two Bedroom Split Level Maisonette Subject to an Assured Shorthold Tenancy Producing £14,400 Per Annum (Reflecting a Gross Initial Yield of 15%).

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2013 (thus approximately **987 years unexpired**).

Location

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

Description

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

Exterior

The property benefits from a private rear garden

EPC Rating E

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

First Floor

Bedroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 22nd August 2024 at a rent of £1,200 per calendar month.



LOT 36

Lower Ground Floor Flat, 301 Shirland Road, Maida Vale, London W9 3JL

*Guide Price
£225,000+

A Vacant Lower Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1978 (thus approximately **52 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Queen's Park Gardens are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Queen's Park overground station.

EPC Rating D

Description

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

Accommodation

Lower Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 37

49 Wandle Road, Croydon,
Surrey CR0 1DF*Guide Price
£650,000+

A Semi-Detached Three Storey Building Currently Arranged as Seven Letting Rooms. Currently Let Producing Approximately £60,900 per annum

Tenure

Freehold

Location

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

Description

The property comprises seven letting rooms within a semi-detached building arranged over lower ground, raised ground and first floors.

Exterior

The property benefits from rear parking for up to five cars and a garage.

EPC Ratings

Flat 1 - D Flat 2 - C Flat 3 - D
Flat 4 - C Flat 5 - C Flat 6 - D
Flat 7 - C

**Current Combined Rent Reserved
Approximately £60,900 per annum**

Accommodation

Lower Ground Floor

Room 7 Letting Room with Kitchenette & Shower Room - Let for £925pcm

Ground Floor

Room 1 Letting Room with Kitchenette & Shower Room - Let for £1,350pcm

Room 2 Letting Room with Kitchenette & Shower Room - Let for £800pcm

Mezzanine Floor

Room 3 Letting Room with Kitchenette & Shower Room - Let for £850pcm

First Floor

Room 4 Studio Room with Kitchenette & Shower Room - Owner Occupied

Room 5 Letting Room with Kitchenette & Shower Room - Let for £850pcm

Second Floor

Room 6 Letting Room with Kitchenette & Shower Room - Short Let for £300pcm

Tenancy

The property is subject to individual tenancies at a combined rent of approx. £5,075 per calendar month. Please refer to the legal pack for more information.



LOT 38

51 Whitstable Road, Canterbury,
Kent CT2 8DG

*Guide Price
£420,000+

**A Substantial Fully Licensed Five Bedroom Mid Terrace HMO
Offered with Vacant Possession**

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 Canterbury West rail station.

Description

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

Exterior

The property benefits from a private rear garden

EPC Rating C

Accommodation

Lower Ground Floor

Bedroom

Bathroom

Ground Floor

Two Reception Rooms

Kitchen

First Floor

Two Bedrooms

Bathroom

Second Floor

Two Bedrooms

Bathroom

GIA Approximately 1,909 sq ft / 177 sq m



LOT 39

15 Alexandra Road, Crosby, Liverpool,
Merseyside L23 7TA

*Guide Price
£270,000+

**A Substantial Vacant Six Bedroom Semi Detached House.
Potential for Rear Extension (Subject to Obtaining all Relevant Consents)**

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms

Kitchen

Dining Room

First Floor

Four Bedrooms

Bathroom

Second Floor

Two Bedrooms

Exterior

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



LOT 40

By Order of the LPA Receivers
**12A Diana Close, South Woodford,
 London E18 1DH**

*Guide Price
£210,000+

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property will be held on a 150 year lease from completion.

Location

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

Description

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

Accommodation

Third Floor

Reception Room with Open-Plan Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from communal gardens and a balcony



LOT 40A

By Order of the LPA Receivers
**12B Diana Close, South Woodford,
 London E18 1DH**

*Guide Price
£250,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

Leasehold. The property will be held on a 150 year lease from completion.

Location

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

Description

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

Accommodation

Third Floor

Reception Room with Open-Plan Kitchen
 Two Bedrooms
 Bathroom

Exterior

The property benefits from communal gardens.



LOT 40B

By Order of the LPA Receivers
12C Diana Close, South Woodford,
London E18 1DH

*Guide Price
£250,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

Leasehold. The property will be held on a 150 year lease from completion.

Location

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

Description

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

Accommodation

Third Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens.



LOT 40C

By Order of the LPA Receivers
12D Diana Close, South Woodford,
London E18 1DH

*Guide Price
£210,000+

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property will be held on a 150 year lease from completion.

Location

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

Description

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

Accommodation

Third Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens.



LOT 41

**301 New Road, Dagenham,
Essex RM10 9ND*****Guide Price
£265,000+****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 Beam Parklands Country Park are within easy reach. Transport links are provided by Dagenham Dock 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 a rear yard.**EPC Rating D**

LOT 42

**22 Mulberry Crescent, West Drayton,
Middlesex UB7 9AG*****Guide Price
£360,000+****A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £24,000 Per Annum****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Pinkwell Park are within easy reach. Transport links are provided by West Drayton rail station and the M4.

Description

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

EPC Rating D**Accommodation**
Ground Floor
Two Reception Rooms
Kitchen**First Floor**
Three Bedrooms
Bathroom**Exterior**
The property benefits from a rear garden and off street parking.**Tenancy**
The property is subject to an Assured Shorthold Tenancy for a term of two years commencing 1st July 2024 at a rent of £2,000 per calendar month.

LOT 43

43 Main Street, Aldwincle, Kettering,
Northamptonshire NN14 3EL

*Guide Price
£165,000+

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

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Aldwincle Pocket Park are within easy reach. Transport links are provided by the A605 and Kettering 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

Three Reception Rooms
Kitchen
Bathroom
Utility Room

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating G



LOT 44

7 Robinhood Lane, Mitcham,
Surrey CR4 1JL

*Guide Price
£120,000+

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 Pollards Hill are within easy reach. Transport links are provided by Norbury rail station.

Description

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

Tenure

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden



LOT 45

By Order of the LPA Receivers
**25A & 25B Clayponds Lane, Brentford,
 Hounslow TW8 0BN**

***Guide Price
 £1,800,000+**



An End of Terrace Building Arranged to Provide 2 x Five Bedroom HMOs Part Let Producing £131,729.28 Per Annum (Reflecting a Gross Initial Yield of 7.7%)

Tenure

Freehold

Location

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

Description

The property comprises an end of terrace building arranged to provide 2 x five bedroom HMOs arranged over ground and two upper floors.

Accommodation

Both 25a and 25b Clayponds Consist Of Ground Floor

Studio Room with Kitchenette and En-Suite
 Communal Reception Room

First Floor

Two Studio Rooms Each with Kitchenette and En-Suite

Second Floor

Two Studio Rooms Each with Kitchenette and En-Suite

Total G.I.A. of Studio Rooms
 Approximately 101 sq m

On the Instructions of



Tenancy

Nine of the ten studio rooms are subject to individual tenancies producing a combined £131,729.28 per annum. One is vacant. Please refer to the legal pack for a full tenancy schedule.

Exterior

The property benefits from off street parking. The ground floor flats benefit from private rear gardens,.

Note

We understand from the sellers that there may be arrears on some of the individual tenancies. Please refer to the legal pack for further information.

LOT **45A**

By Order of the LPA Receivers
**25C & 25D Clayponds Lane, Brentford,
Hounslow TW8 0BN**

***Guide Price
£1,800,000+**



A Mid Terrace Building Arranged to Provide 2 x Five Bedroom HMOs Fully Let Producing £142,031.64 Per Annum (Reflecting a Gross Initial Yield of 8.3%)

Tenure

Freehold

Location

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

Description

The property comprises an end of terrace building arranged to provide 2 x five bedroom HMOs arranged over ground and first floors.

Tenancy

The ten studio rooms are all subject to individual tenancies producing a combined £142,031.64 per annum. Please refer to the legal pack for a full tenancy schedule.

Note

We understand from the sellers that there may be arrears on some of the individual tenancies. Please refer to the legal pack for further information.

Accommodation

25c Clayponds

Ground Floor

Two Studio Rooms Each with Kitchenette and En-Suite

First Floor

Three Studio Rooms Each with Kitchenette and En-Suite

Total G.I.A. Approximately 93 sq m

25d Clayponds

Ground Floor

Two Studio Rooms Each with Kitchenette and En-Suite

First Floor

Three Studio Rooms Each with Kitchenette and En-Suite

Total G.I.A. Approximately 96 sq m

On the Instructions of



Exterior

The property benefits from off street parking. The ground floor flats benefit from private rear gardens,.



LOT 46

**36A Pinner Road, Northwood,
Middlesex HA6 1BU*****Guide Price
£240,000+****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 Ruislip Woods are within easy reach. Transport links are provided by Northwood Hills underground station (Metropolitan line) which is just a short walk away.

Description

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

EPC Rating C**Tenure**

Leasehold. The property is held on a 125 year lease from 15th August 1992 (thus approximately **92 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and a parking space.



LOT 47

**3 Burlington Road, Thornton Heath,
Croydon CR7 8PG*****Guide Price
£230,000+****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 Grangewood Park are within easy reach. Transport links are provided by Norwood Junction overground station and Thornton Heath rail station.

Description

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

Exterior

The property benefits from off street parking.

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1991 (thus approximately **66 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

EPC Rating D

LOT 48

105 Connell Crescent, Ealing,
London W5 3BJ

*Guide Price
£120,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,200 Per Annum

Tenure

Leasehold. The property is held on a 90 year lease from 22nd September 1950 (thus approximately **15 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.

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,600 per calendar month.

EPC Rating C

Location

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 49

36 Beacon Down Avenue, Plymouth,
Devon PL2 2RU

*Guide Price
£130,000+

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

Tenure

Freehold

Location

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

Through Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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



LOT 50

**10 Garden Road, Folkestone,
Kent CT19 5RB*****Guide Price
£90,000+****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 Polo Ground are within easy reach. Transport links are provided by Folkestone Central rail station.

Description

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

Accommodation
Ground Floor
Reception Room
Kitchen**First Floor**
Two Bedrooms**Second Floor**
Bedroom
Bathroom**Exterior**

The property benefits from a rear garden.



LOT 51

**1 Madhuran Court, London Road, Rochester,
Kent ME2 3HS*****Guide Price
£300,000+****A Four Bedroom End of Terrace House Subject to an Assured
Shorthold Tenancy Producing £15,600 Per Annum****Tenure**
Freehold**Location**

The property is situated on a private, gated residential road close to local shops and amenities. The open spaces of Northcote Road Recreation Ground are within easy reach. Transport links are provided by Strood rail station.

Description

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

Tenancy

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

EPC Rating C**Accommodation**
Lower Ground Floor
Kitchen/Diner
Utility Room
WC**Ground Floor**
Reception Room
Bedroom
WC**First Floor**
Three Bedrooms (one with en-suite)
Bathroom**Exterior**

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



LOT 52

Flat 1 Birbeck House, Harrow Road, Kensal Rise,
London NW10 5NA

*Guide Price
£130,000+

A Ground Floor One Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £13,000 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 8th May 1989 (thus approximately **63 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £250 per week. There may be potential to increase the rent.

EPC Rating D

Location

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 53

126 Melfort Road, Thornton Heath,
Surrey CR7 7RP

*Guide Price
£415,000+

A Mid Terrace House Arranged to Provide Seven Letting Rooms
Part Let Producing £16,800 Per Annum

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 mid terrace house arranged to provide seven letting rooms arranged over ground and two upper floors. The property requires a program of refurbishment.

Tenancy

Two of the letting rooms are let on individual tenancies producing a combined rent of £1,400 per calendar month. Please refer to the legal pack for further details.

Current Rent Reserved £16,800 per annum

EPC Rating C

Accommodation

Ground Floor
Three Letting Rooms (One with En-Suite and each with Kitchenette)

First Floor

Two Letting Rooms (Each With En-Suite and Kitchenette)
Kitchen
Bathroom

Second Floor

Two Letting Rooms
Kitchen
Bathroom

Exterior

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



LOT 54

**83 Shakespeare Road, Brixton,
London SE24 0PX*****Guide Price
£550,000+****A Four Bedroom End of Terrace House Offered with Vacant Possession. Potential for Side and Rear Extensions (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.

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LOT 55

By Order of the LPA Receivers
**398 Forest Road, Walthamstow,
London E17 5JF**

*Guide Price
£275,000+

A Vacant Mid Terrace Commercial Building. Potential to Convert to Residential (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 Lloyd Park are within easy reach. Transport links are provided by Walthamstow Central underground (Victoria line) and overground stations.

Description

The property comprises a mid terrace commercial building arranged over ground and first floors.

Accommodation

Ground Floor

Retail Unit
Kitchen
Utility Room
WC

First Floor

Three Rooms
WC

GIA Approximately: 105 sq m (1,128 sq ft)

EPC Rating E



LOT 56

**13 Meyrick Court, Meyrick Avenue, Luton,
Bedfordshire LU1 5JP**

*Guide Price
£75,000+

A Vacant Fourth Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1971 (thus approximately **45 years unexpired**).

Location

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

Description

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

Accommodation

Fourth Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a garage and off street parking.

EPC Rating G



LOT 57

Broadway Inn, 32 Broadway, Salford,
Lancashire M50 2UW

*Guide Price
£775,000+



A Plot of Land Measuring Approximately 1,094 sq m (11,776 sq ft) Offered With Planning Permission for the Erection of a Detached Building Arranged to Provide 24 Self-Contained Flats (22 x Two Bedrooms, 2 x Three Bedrooms)

Description

The plot comprises a plot of land measuring approximately 1,094 sq m (11,776 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

Tenure

Freehold

Location

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

Planning

Salford Borough Council granted the following planning permission (ref: 21/78142/FUL) on 4th November 2021 : 'Variation of condition 2 (approved plans) attached to planning permission 17/70561/FUL for the minor amendment to Lower Ground Floor layout to make use of previous redundant space.'

Proposed Accommodation

Ground Floor

2 x Two Bedroom Flats
2 x Three Bedroom Flats

First Floor

6 x Two Bedroom Flats

Second Floor

6 x Two Bedroom Flats

Third Floor

6 x Two Bedroom Flats

Fourth Floor

2 x Two Bedroom Flats

LOT 58

219 High Street, Harborne, Birmingham,
West Midlands B17 9QG

*Guide Price
£155,000+

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

Tenure

Freehold

Location

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

Description

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

Accommodation

Lower Ground Floor
Cellar

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 59

52 Stansted Crescent, Bexley,
Kent DA5 3JB

*Guide Price
£180,000+

A Vacant One Bedroom End of Terrace Bungalow

Tenure

Freehold

Location

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

Description

The property comprises a one bedroom end of terrace bungalow arranged over ground and first floors.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 60

**Flat 4, 34A Geldeston Road, Hackney,
London E5 8SB**

*Guide Price
£110,000+

A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £7,200 Per Annum with Potential to Increase the Rent.

Tenure

Leasehold. The property is held on a 99 year lease from 21st November 2016 (thus approximately **91 years unexpired**).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £600 per calendar month.

Description

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

Accommodation

First Floor

Studio Room with kitchenette
Bathroom

Note

In 2019, the flat was rented out for £1,190 per calendar month.

EPC Rating D



LOT 61

**58a Malden Road, Kentish Town,
London NW5 3HG**

*Guide Price
£390,000+

A First Floor Two Bedroom Flat Offered with Vacant Possession

Location

The property is situated in the popular area of Kentish Town. The open spaces of Primrose Hill are within easy reach. Transport links are provided by Kentish Town West overground station and Chalk Farm underground station (Northern line).

Description

The property comprises a first floor two bedroom flat situated within a end of terrace mixed use building arranged over ground and two upper floors.

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 2005 (thus approximately 110 years unexpired).

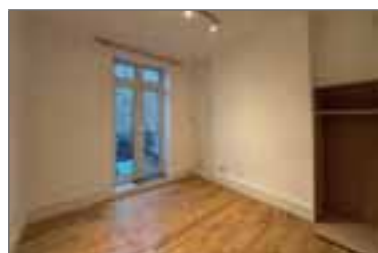
Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a small paved terrace area.



LOT 62

45 The Avenue, Pontycymer, Bridgend,
Mid Glamorgan CF32 8LY

*Guide Price
£40,000+

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 Meadow Street Playground are within easy reach. Transport links are provided by Maesteg rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 63

51 Cheapside, Luton,
Bedfordshire LU1 2HN

*Guide Price
£200,000+

A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with a Basement and Two Upper Floors Formally Used as Two Flats. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Description

The property comprises a mid terrace building arranged to provide a lower ground floor basement, a ground floor retail unit and two upper floors formally used as two flats. Plans have been drawn up for the property to be converted into an HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

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

Accommodation

Lower Ground Floor

Basement

Ground Floor

Retail Unit

First Floor

Ancillary Space (Former Flat)

Second Floor

Ancillary Space (Former Flat)



LOT 64

By Order of the LPA Receivers

**The Jolly Anglers, Kennet Side, Reading,
Berkshire RG1 3EA***Guide Price
£410,000+**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Public House and a Six Room Residential Upper Part****Tenure**

Freehold

Location

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

Description

The property comprises a two storey mid terrace building arranged to provide a ground floor public house and a first floor six room residential upper part.

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

Main Bar Area
Kitchen
Storeroom
Office
Male and Female WCs
G.I.A. Approximately 153 sq m

First Floor

Six Bedrooms
G.I.A. Approximately 83 sq m

Exterior

The property benefits from a rear yard and a private terrace which includes a swimming pool, jacuzzi sauna and a bar.



LOT 65

**13 Mornington Street, Keighley,
West Yorkshire BD21 2EA***Guide Price
£20,000+**A Vacant Two/Three Bedroom End of Terrace Building****Tenure**

Freehold

Location

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

Description

The property comprises a two/three bedroom end of terrace building arranged over ground, lower ground and two upper floors. The property requires a full program of refurbishment.

Accommodation**Lower Ground Floor**

Kitchen (removed)
Room

Ground Floor

Two Reception Rooms

First Floor

Two Bedrooms
Bathroom (removed)

Second Floor

Room

Exterior

The property benefits from a rear garden.



LOT 66

**94 South End, Croydon,
Surrey CR0 1DQ**

*Guide Price
£200,000+

A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and First and Second Floor Ancillary Space

Location

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

Description

The property comprises a mid terrace building arranged to provide a ground floor retail unit and first and second floor ancillary space. There may be potential to convert the property to residential (subject to obtaining all necessary consents)

Note

The property is currently interconnecting with 92 South End Road (Lot 56B) and the buyer(s) will be required to erect partition walls between the properties.

Tenure

Freehold

Accommodation

Ground Floor
Retail Unit

First Floor

Ancillary Space - Not Inspected

Second Floor

Ancillary Space - Not Inspected

EPC Rating C



LOT 67

**New Mill Smithy & Workshop, Ponsonby, Seascale,
Cumberland CA20 1BU**

*Guide Price
£160,000+

A Vacant Substantial Detached Building Arranged to Provide a Three Bedroom House and a Workshop Situated on a Large Plot of Land Measuring Approximately 2,323 sq m (25,007 sq ft). Offered With Planning Permission to Convert the Workshop to a Three Bedroom House.

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Beckermat Play Park are within easy reach. Transport links are provided by Braystones rail station and the A595.

Planning

Lake District National Park Borough Council granted the following planning permission (ref: 7/2021/4157) on 31st March 2022: 'Refurbishment of existing C3 dwelling including external alterations (New window/ doors & additional openings) & change of use of existing workshop to C3 Residential use (dwelling) to include external alterations (New window/ doors & additional openings) following refusal of 7/2021/4129'.

Description

The property comprises a substantial detached building arranged to provide a workshop and a three bedroom house arranged over ground and first floors, situated on a large plot of land measuring approximately 2,323 sq m (25,007 sq ft).

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 68

By Order of the LPA Receivers
**17 Station Road, Walthamstow,
 London E17 8AA**

*Guide Price
£300,000+

A Mixed Use End of Terrace Building Arranged To Provide a Ground Floor Retail Unit and a First Floor Two Bedroom Flat Part Let Producing £14,400 Per Annum

Location

The property is situated on a mixed-use road close to local shops and amenities. The open spaces of St James Park are within easy reach. Transport links are provided by Walthamstow Central underground station (Victoria line) and St. James Street overground station.

Description

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

Tenancy

The first floor flat is subject to a Guaranteed Rental Lease Agreement for a term of 36 months commencing 15th February 2024 at a rent of £1,200 per calendar month.

Tenure

Freehold

Accommodation

Ground Floor
 Retail Unit

First Floor

Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

GIA Approximately 125 sq m (1,342 sq ft)

Exterior

The first floor flat benefits from a roof terrace.



LOT 69

**4 Saunders Yard, Austin Fields,
 King's Lynn PE30 1PH**

*Guide Price
£75,000+

A Detached Building Arranged to Provide Three Interconnected Office Units Subject to a Lease Producing £12,000 Per Annum

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Loke Road Recreation are within easy reach. Transport links are provided by King's Lynn rail station.

Description

The property comprises a detached building arranged to provide three interconnected office units arranging over the ground floor.

Accommodation

Ground Floor

Multiple Office Rooms
 Two Kitchens
 Two WCs

Exterior

The property benefits from allocated parking spaces and bike railing.

Tenancy

The property is subject to a lease for a term of 3 years from 1st July 2024 at a rent of £1,000 per calendar month.



LOT 70

34 Manor Road, Westcliff-on-Sea,
Essex SS0 7SS

*Guide Price
£500,000+

A Substantial Semi-Detached Building Arranged to Provide Eight Letting Rooms and a Studio Flat to the Rear. The Property is Utilised As A Supported Living Scheme for Eight/Nine Persons. Offered with Vacant Possession. Potential to Convert into a HMO (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

Location

The property is situated on a residential road in a popular position, close to the cliffs and sea front. Westcliff station is within 200 yards and the shops and restaurants of Hamlet Court Road also very close by. Transport links are provided by Westcliff rail station.

Description

The property comprises a substantial semi-detached building arranged to provide eight letting rooms and a private studio flat to the rear. The property extends to over 2,500 sq ft arranged over two floors.

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Two Bedrooms (One with En-Suite)
Office Spaces
WC

First Floor

Six Bedrooms
Bathroom

Studio Flat

Ground Floor
Studio Room
Bathroom

Exterior

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

Joint Auctioneers



LOT 71

116 Norfolk Avenue, Palmers Green,
London N13 6AJ

*Guide Price
£450,000+

A Vacant Three Bedroom End of Terrace House. Offered with Planning Permission to Convert the Building to 2 x Three Bedroom Flats.

Tenure

Freehold

Location

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

Planning

Haringey Borough Council granted the following planning permission subject to a section 106 agreement (ref: HGY/2023/1083) on 17th June 2024: 'Demolition of existing dwelling and erection of a two storey building including two storey side extension to provide 2 x 3 bedroom flats. This permission is granted subject to a Section 106 Legal Agreement'.

EPC Rating F

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 and off street parking.



LOT 72

Flat 3 Kemp House, Stevenage Road, East Ham, London E6 2AT

*Guide Price
£90,000+

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 Hathaway Crescent Park are within easy reach. Transport links are provided by East Ham underground station (Circle line) and Barking rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 26th May 2003 (thus approximately **103 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a balcony.



LOT 73

36B Waddon Road, Croydon, Surrey CR0 4LF

*Guide Price
£90,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1984 (thus approximately **58 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens.



LOT 74

Flat A 28 Sperling Road, Tottenham,
London N17 6UL

*Guide Price
£325,000+

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £21,600 Per Annum Potential for a Loft Conversion (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 Downhills Park are within easy reach. Transport links are provided by Bruce Grove overground station and Seven Sisters underground (Victoria line) and rail stations.

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing May 2024 at a rent of £1,800 per calendar month.

EPC Rating E

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms
Room

Exterior

The property benefits from a rear garden.

Note

The property shares a front door with 28B.



LOT 75

Flat 2, 249 Whitehorse Lane, South Norwood,
London SE25 6UP

*Guide Price
**£100,000-
£120,000**

A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £10,494 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2012 (thus approximately **113 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 Norwood Junction overground station and rail station.

Description

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

Accommodation

First Floor
Studio Room
Kitchen
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £874.50 per calendar month.



LOT 76

33 and 33A Hanover Road, Tottenham,
London N15 4DL

*Guide Price
£45,000+

A Freehold Reversionary Ground Rent Investment Secured Upon
Two Self-Contained Flats with 61 Years Remaining on Each Flat

Tenure

Freehold

Location

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

Note

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

Description

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

Tenancy

Each flat is sold off on a 99 year lease from 24th June 1985 (thus approximately 61 years unexpired) at a ground rent of £50 per annum.



Accommodation & Tenancy Schedule

| Floor | Accommodation | Tenancy | Current Annual Rent |
|-------------------|---------------|---|---------------------|
| Ground Floor Flat | One Bedroom | Held on a 99 year lease from 24 June 1985 | £50 |
| First Floor Flat | Two Bedroom | Held on a 99 year lease from 24 June 1985 | £50 |

LOT 77

6 Week Completion Available
52 Alma Street West, Chesterfield,
Derbyshire S40 2AX

*Guide Price
£40,000+

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 78

6 Week Completion Available
192 Holborn Hill, Millom,
Cumbria LA18 5BW

*Guide Price
£25,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear yard.

EPC Rating F



LOT 79

245 Wood Street, Walthamstow,
London E17 3NT

*Guide Price
£295,000+

**A Ground Floor Commercial Unit Let to A Nursery Producing
£30,000 Income Per Annum**

Location
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Hollow Forest are within easy reach. Transport links are provided by Walthamstow Central (Victoria Line) and Wood Street Overground Station.

Description
The property comprises a ground floor nursery situated within a purpose built block arranged over ground and four upper floors

Accommodation
Ground Floor
Nursery Classroom
Kitchen
Kitchenette
Community Hall
Community Hall WC
Community Hall Kitchenette
WC
Pupils WC

EPC Rating E

Tenure
Long Leasehold. The property will be held on a new 999 year head lease upon completion.

Tenancy
The property is subject to an Commercial Lease for a term of 20 years commencing September 2022 at a rent of £15,000 per annum. The Tenants also have a separate agreement in place with the Landlord for works already carried out for a repayment of £15,000 per annum for the remainder of the term.

Buyers should refer to the legal pack for more information.

Current Rent Reserved £30,000 per annum



LOT 80

**4 Heronslea, Watford,
Hertfordshire WD25 9PN*****Guide Price
£100,000+****A Vacant Ground Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1959 (thus approximately **33 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Lea Farm Recreation Ground are within easy reach. Transport links are provided by Garston rail station and the M1.

Description

The property comprises a ground floor two bedroom flat situated within a semi detached building arranged over ground and first floors. The property requires a program of refurbishment.

EPC Rating C**Accommodation**

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and communal front gardens.



LOT 81

**57 Black Rod Close, Hayes,
Middlesex UB3 4QL*****Guide Price
£175,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1966 (thus approximately **41 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 Pinkwell Park are within easy reach. Transport links are provided by Hayes & Harlington rail station and the M4.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a garage.

EPC Rating C

LOT 82

117 Wide Way, Mitcham,
Surrey CR4 1BQ

*Guide Price
£120,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £11,400 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1973 (thus approximately **48 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £950 per calendar month.

EPC Rating C



LOT 83

Apartment 89 Town Hall, Bexley Square, Salford,
Lancashire M3 6DD

*Guide Price
**£50,000-
£70,000**

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,740 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 1st September 2014 (thus approximately **989 years unexpired**).

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 Salford Central rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £895 per calendar month.



LOT 84

**Flat 61 Brickfield Court, 5 Bath Road, Slough,
Buckinghamshire SL1 3FX**

*Guide Price
£115,000+

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 Salt Hill Park are within easy reach. Transport links are provided by Slough rail station.

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 999 year lease from 1st June 2016 (thus approximately **991 years unexpired**).

Accommodation

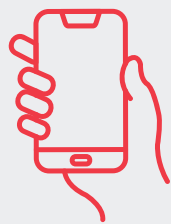
Third Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private car parking space.



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LOT 85

The Old Rectory, 57 Ferrybridge Road, Castleford, Wakefield WF10 4JW

*Guide Price
£900,000+



A Substantial Detached Building Arranged to Provide Twelve Apartments (8 x One Beds, 3 x Two Beds, 1 x Four Beds) Producing a Combined Income of £102,480 Per Annum. Potential for Further Development (Subject to Obtaining all Relevant Consents)

Location

The property is situated on a residential road close to local shops and amenities in this historic market town. The council has received a £23.9m Town Deal from the Governments for town regeneration. Transport links are provided by Castleford rail station and the property is well positioned near the M62 motorway, with easy access to Leeds with just a 20-minute drive

Tenure

Freehold

Description

The property comprises a substantial detached building arranged to provide twelve apartments situated on the lower ground, ground and two upper floors.

Joint Auctioneers

HAMMERED

Planning

Plans have been drawn up by the last architects for the erection of a further 8 apartments. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Current Rent Reserved £102,480

| Property | EPC | Accommodation | Annual Rent |
|----------|-----|--|-------------|
| Flat 1 | D | Two Bedroom Flat - G.I.A. Approximately 43 sq m | £8,520 |
| Flat 2 | D | One Bedroom Flat - G.I.A. Approximately 39 sq m | £7,860 |
| Flat 3 | D | One Bedroom Flat - G.I.A. Approximately 48 sq m | £8,340 |
| Flat 4 | C | One Bedroom Flat - G.I.A. Approximately 37 sq m | £7,980 |
| Flat 5 | D | Four Bedroom Flat - G.I.A. Approximately 74 sq m | £9,780 |
| Flat 6 | C | One Bedroom Flat - G.I.A. Approximately 31 sq m | £7,800 |
| Flat 7 | C | One Bedroom Flat - G.I.A. Approximately 40 sq m | £7,800 |
| Flat 8 | C | One Bedroom Flat - G.I.A. Approximately 36 sq m | £7,740 |
| Flat 9 | C | One Bedroom Flat - G.I.A. Approximately 31 sq m | £8,100 |
| Flat 10 | C | One Bedroom Flat - G.I.A. Approximately 35 sq m | £7,680 |
| Flat 11 | C | Two Bedroom Flat - G.I.A. Approximately 78 sq m | £10,320 |
| Flat 12 | C | Two Bedroom Flat - G.I.A. Approximately 67 sq m | £10,560 |

LOT 86

Flat D, 391 Old Ford Road, Tower Hamlets,
London E3 2LU*Guide Price
£325,000+**A Ground Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £24,000 Per Annum****Tenure**

Leasehold. The property is held on a 150 year lease from 1st October 2017 (thus approximately **143 years unexpired**).

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 Bow Road underground station (Circle line) and Stratford International rail station.

Description

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

Accommodation**Ground Floor**

Open Plan Reception Room/Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a communal patio area and a private area.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £2,000 per calendar month.

EPC Rating C

LOT 87

50 High Street, Colchester,
Essex CO1 1DH*Guide Price
£340,000+**A Mid Terrace Building Arranged to Provide a Ground Floor Shop with First, Second and Third Floor Ancillary Accommodation Let to German Doner Kebab Producing £42,500 Per Annum. The Uppers are Vacant.****Tenure**

Freehold

Location

The property is situated on a commercial road close to local shops and amenities. The open spaces of Castle Park are within easy reach. Nearby multiples include Tesco Express, McDonald's and HSBC. Transport links are provided by Colchester Town rail station.

Tenancy

The shop is let to German Doner Kebab for a term of 15 years commencing 10th May 2021 at a rent of £42,500 per annum. There is a break clause on 9th May 2026 and a rent review on 10th May 2026.

Description

The property comprises a mid terrace building arranged to provide a ground floor shop with first, second and third floor ancillary accommodation.

Accommodation**Ground Floor**

Retail Area

First Floor

Ancillary Accommodation

Second Floor

Ancillary Accommodation

Third Floor

Ancillary Accommodation

Total G.I.A. Approximately 9,319 sq ft



LOT 88

Flat B, 13 Canadian Avenue, Catford,
London SE6 3AU

*Guide Price
£200,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The Property has Approximately 55 Years Unexpired on the Lease.

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating B



LOT 89

29 Braemar Avenue, Neasden,
London NW10 0DU

*Guide Price
£200,000-
£250,000

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,600 Per Annum

Tenure

Leasehold. The property is held on a 110 year lease from 19th May 2016 (thus approximately 101 years unexpired).

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

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

Tenancy

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



LOT 90

**8 Lovell Park View, Leeds,
West Yorkshire LS7 1DA***Guide Price
£100,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Lovell Park are within easy reach. Transport links are provided by Leeds rail station and the A64.

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 a rear yard.

LOT 91

**17 Leverington Road, Wisbech,
Cambridgeshire PE13 1PH***Guide Price
£275,000+**A Vacant Detached House Arranged to Provide Nine Letting Rooms****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Harecroft Road Playing Fields are within easy reach. Transport links are provided by March rail station and the A1101.

Description

The property comprises a detached house arranged to provide nine letting rooms arranged over ground and first floors.

EPC Rating D**Accommodation**
Ground Floor
Kitchen
Four Bedrooms (Two with Ensuite)
Bathroom**First Floor**
Five Bedrooms (Three with Ensuite)
Bathroom**Exterior**
The property benefits from a rear garden and off street parking.**Note**
The property previously had a HMO licence for 6 letting rooms, please refer to the legal pack.

LOT 92

1D Hewison Street, Bow,
London E3 2HZ

*Guide Price
£375,000+

**A Ground and First Floor Three Bedroom Split Level Flat
Subject to an Assured Shorthold Tenancy Producing £22,980 Per Annum**

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 Bow Road underground station (Circle line) and Stratford International rail station.

Description

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

Exterior

The property benefits from a private balcony.

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 7th September 2017 (thus approximately **142 years unexpired**).

Accommodation

Ground Floor
Open Plan Reception Room/Kitchen WC

First Floor

Three Bathrooms
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a rent of £1,915 per calendar month.



LOT 93

Flat 45 Martlesham, Adams Road, Tottenham,
London N17 6HT

*Guide Price
**£130,000-
£160,000**

**A Second Floor One Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £15,600 Per Annum**

Tenure

Leasehold. The property is held on a 125 year lease from 22nd June 2015 (thus approximately **115 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bruce Castle Park are within easy reach. Transport links are provided by Bruce Grove Overground station and Seven Sisters Underground station rail station.

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 1 year commencing 7th August 2024 at a rent of £1,300 per calendar month.



LOT 94

The Iron Church, Blackburn Road, Bolton, Lancashire BL1 8DR

*Guide Price
£190,000+

A Vacant Substantial Grade II Listed Semi Detached Church Offered with Planning Permission to Convert into Offices

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Rawsthorne Park are within easy reach. Transport links are provided by Hall i' th' Wood rail station.

Description

The property comprises a substantial Grade II Listed semi detached church arranged over lower ground, ground and first floors.

Planning

Bolton Borough Council granted the following planning permission (ref: 13527/22) on 13th January 2022 : 'Change of use of Listed building educational & training centre to offices'.

Tenure

Freehold

Accommodation

Lower Ground Floor
WC

Ground Floor

Main Area
Kitchen
Bedroom
Two WC's

First Floor

Mezzanine Area

Exterior

The property benefits from a front yard.

Note

The vendor has advised that the property was previously used as an event hall and furniture showroom.



LOT 95

138a-140a St. Albans Road, Watford, Hertfordshire WD24 4FT

*Guide Price
£400,000+

Two First Floor Two Bedroom Flats Fully Let Producing £30,000 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 199 (thus approximately 99 years unexpired).

Description

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

EPC Rating C

Location

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

Joint Auctioneers



Accommodation & Tenancy Schedule

| Property | Floor | Accommodation | Tenancy Details | Current Rent |
|---------------------|-------|---------------------------------|---|-------------------|
| 138A St Albans Road | First | Kitchen, Two Bedrooms, Bathroom | AST for a term of 12 months commencing 1st October 2023 | £15,000 Per Annum |
| 140A St Albans Road | First | Kitchen, Two Bedrooms, Bathroom | AST for a term of 12 months commencing 4th August 2022 (Holding Over) | £15,000 Per Annum |

Current Rent Reserved £30,000 Per Annum



LOT 96

229 Newcastle Street, Stoke-on-Trent,
Staffordshire ST6 3QW

*Guide Price
£20,000+

A Vacant Mid Terrace Building Arranged to Provide a Ground
Floor Retail Unit and First Floor Ancillary Space

Tenure

Freehold

Location

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

EPC Rating D

Description

The property comprises a mid terrace building arranged to provide a ground floor retail unit and first floor ancillary space.

Accommodation

Ground Floor

Retail Unit

First Floor

Ancillary Space



LOT 97

35 West Road, Mexborough,
South Yorkshire S64 9NL

*Guide Price
£80,000+

A Freehold Detached Building Arranged to Provide Six Letting
Rooms Part Let Producing £17,808 Per Annum. ERV of £28,008
Per Annum Once Fully Let.

Location

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

Description

The property comprises a freehold detached building arranged to provide six letting rooms arranged over ground and first floors.

Exterior

The property benefits from a rear garden.

Accommodation & Tenancy Schedule

| Property | Floor | Accommodation | Tenancy Details | Current Rent |
|----------|--------|---------------|---|--------------|
| Room 1 | Ground | Letting Room | AST for 3 months from 1st July 2022 (Holding Over) | £322 PCM |
| Room 2 | Ground | Letting Room | Vacant | N/A |
| Room 3 | Ground | Letting Room | License agreement for 1 month from 21st April 2023 (Holding Over) | £425 PCM |
| Room 4 | First | Letting Room | Vacant | N/A |
| Room 5 | First | Letting Room | License agreement for 1 month from 3rd March 2023 (Holding Over) | £450 PCM |
| Room 6 | First | Letting Room | AST for 3 months from 1st July 2022 (Holding Over) | £287 PCM |



LOT 98

**1 Crown Terrace, Cricklewood Lane, Cricklewood,
London NW2 1EY*****Guide Price
£170,000+****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 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 first floor two bedroom flat situated within a mid terrace building arranged over ground and three upper floors. The property requires a program of refurbishment.

EPC Rating D**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1976 (thus approximately **50 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 (One with En-Suite)
Bathroom



LOT 99

**Crossways Cottage, Old Caerphilly Road, Nantgarw,
Cardiff, South Glamorgan CF15 7TA*****Guide Price
£250,000+****A Three Bedroom Detached House Offered with Vacant Possession****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Utility Room
Bathroom

First Floor

Three Bedrooms (One with En-Suite)

Exterior

The property benefits from a detached two storey garage, a rear yard and off street parking.



LOT 100

Land to the Rear of 7-12 Hadrian Way, Stanwell, Staines-upon-Thames, Middlesex TW19 7HF

*Guide Price
£20,000+

A Plot of Land Measuring Approximately 534 sq m (5,748 sq ft)

Tenure

Freehold

Location

The plot is situated on a residential road close to local shops and amenities. The open spaces of Lauser Road Park are within easy reach. Transport links are provided by Ashford rail station and the A30.

Description

The lot comprises a plot of land measuring approximately 534 sq m (5,748 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



Next auction: Tuesday 10th December 2024

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Lots 101 - 184

Next Page >>>

LOT 101 | Part Of Land On The Westside Of Weymouth Way, Weymouth, Dorset DT4 0GD

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.12 Acres / 483 sq m/ 5,200 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.12 Acres / 483 sq m/ 5,200 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 102 | Part of Blake Dene Estate, Poole, Dorset BH14 8SP

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.15 Acres / 599 sq m/ 3,060 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.15 Acres / 599 sq m/ 3,060 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 103

Part of Windmill House 125 And 127 Upper Shirley Road,
Croydon, Surrey CR0 5DY*Guide Price
£1,000+**A Plot of Land Measuring Approximately 0.07 Acres / 284 sq m/
3,060 sq ft****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Addington Hills are within easy reach. Transport links are provided by the A232 to the north.

Description

The lot comprises a plot of land measuring approximately 0.07 Acres / 284 sq m/ 3,060 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 104

Part of Land On The South Side Of Stoddens Road,
Burnham-on-Sea, Somerset TA8 2EA*Guide Price
£1,000+**A Plot of Land Measuring Approximately 0.15 Acres / 609 sq m/
6,550 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.15 Acres / 609 sq m/ 6,550 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 105

Part of Stratford Farm Lying To The South-West Of High Street, Gillingham, Kent ME8 9HQ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.04 Acres / 163 sq m/ 1,750 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.04 Acres / 163 sq m/ 1,750 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 106

Land On The South East Side Of Wellingborough Road, Wellingborough, Northamptonshire NN9 5PT

*Guide Price
£1,000+

A Plot of Land and Roadways Measuring Approximately 3.12 Acres / 12,626 sq m/ 135,907 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 Stanwick Lakes Country Park are within easy reach. Transport links are provided by Wellingborough rail station.

Description
The lot comprises a plot of land and roadways measuring approximately 3.12 Acres / 12,626 sq m/ 135,907 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 107

Land Lying To The North Of Burgess Road, Southampton, Hampshire SO16 7LS

*Guide Price
£1,000+**A Plot of Land Measuring Approximately 0.35 Acres / 1,416 sq m/ 15,246 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.35 Acres / 1,416 sq m/ 15,246 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 108

Land And Buildings On The North West Side Of Portsmouth Road, Thames Ditton, Surrey KT7 0XB

*Guide Price
£1,000+**A Plot of Land and Roadways Measuring Approximately 1 Acre / 4,047 sq m/ 43,560 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 Long Ditton Recreation Ground are within easy reach. Transport links are provided by Thames Ditton rail station.

Description

The lot comprises a plot of land and roadways measuring approximately 1 Acre / 4,047 sq m/ 43,560 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 109

Part of Land at Houghton Regis, Dunstable, Bedfordshire LU5 5PR

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.32 Acres / 1,287 sq m/ 13,850 sq ft

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.32 Acres / 1,287 sq m/ 13,850 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 110

Land On The East Side Of Owlsmoor Road, Sandhurst, Berkshire GU47 0TP

*Guide Price
£1,000+

A Plot of Land and Roadways Measuring Approximately 2.21 Acres / 8,944 sq m/ 96,268 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 Wildmoor Heath are within easy reach. Transport links are provided by Sandhurst rail station.

Description

The lot comprises a plot of land and roadways measuring approximately 2.21 Acres / 8,944 sq m/ 96,268 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 111

Land On The South Side Of Manor Drive, Taunton, Somerset TA1 4RS

*Guide Price
£1,000+

A Plot of Land and Roadways Measuring Approximately 0.66 Acres / 2,671 sq m/ 28,750 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 Vivary Park are within easy reach. Transport links are provided by the M5 to the east.

Description

The lot comprises a plot of land and roadways measuring approximately 0.66 Acres / 2,671 sq m/ 28,750 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 112

Three Parcels Of Land Lying To The West Of Bedford Road, Barton-le-Clay, Bedford, Bedfordshire MK45 4RH

*Guide Price
£500+

A Plot of Land and Roadways Measuring Approximately 3.5 Acres / 14,164 sq m/ 152,460 sq ft

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Arnold Recreation Ground are within easy reach. Transport links are provided by the A6 to the west.

Description

The lot comprises a plot of land and roadways measuring approximately 3.5 Acres / 14,164 sq m/ 152,460 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 113

Land At The Banks Bairds Hill, Broadstairs, Kent CT10 1AX

*Guide Price
£500+

A Plot of Land and Roadways Measuring Approximately 0.75 Acres / 3,035 sq m/ 32,760 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 Memorial Recreation Ground are within easy reach. Transport links are provided by Broadstairs rail station.

Description

The lot comprises a plot of land and roadways measuring approximately 0.75 Acres / 3,035 sq m/ 32,760 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 114

Land On The North West Side Of High Street, Northchurch, Berkhamsted, Hertfordshire HP4 3XN

*Guide Price
£1,000+

A Plot of Land and Roadways Measuring Approximately 3.14 Acres / 12,707 sq m/ 136,778 sq ft

Tenure

Freehold

Location

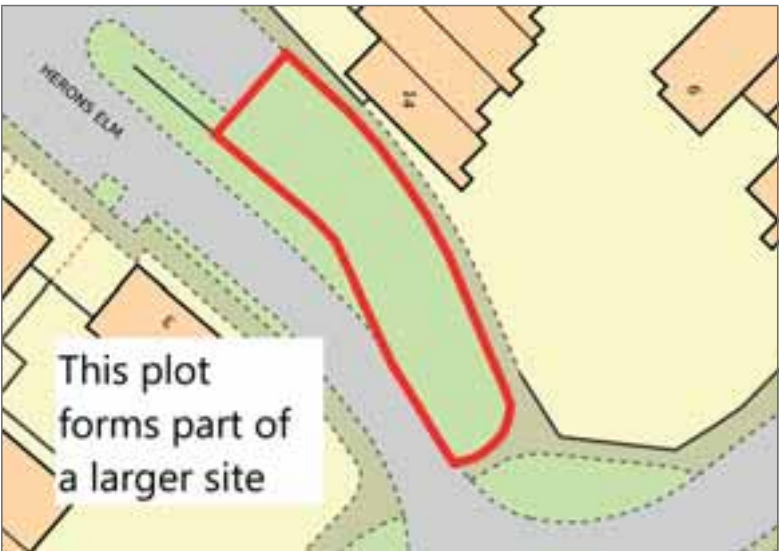
The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Canal Fields are within easy reach. Transport links are provided by Berkhamsted rail station.

Description

The lot comprises a plot of land and roadways measuring approximately 3.14 Acres / 12,707 sq m/ 136,778 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 115

Part of Land In Marsh End Road, Newport Pagnell, Buckinghamshire MK16 0LG

*Guide Price
£1,000+

**A Plot of Land Measuring Approximately 0.1 Acres / 390 sq m/
4,200 sq ft**

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Tickford Play Park are within easy reach. Transport links are provided by Wolverton rail station and the M1.

Description

The lot comprises a plot of land measuring approximately 0.1 Acres / 390 sq m/ 4,200 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 116

Land At Collington Road, Aylesbury, Buckinghamshire HP18 0HR

*Guide Price
£500+

**A Plot of Land and Roadways Measuring Approximately 2.7
Acres / 10,927 sq m/ 117,612 sq ft**

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land and roadways measuring approximately 2.7 Acres / 10,927 sq m/ 117,612 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 117

Land On The West Side Of Chipperfield Road, Orpington, Kent BR5 2RH

*Guide Price
£1,000+

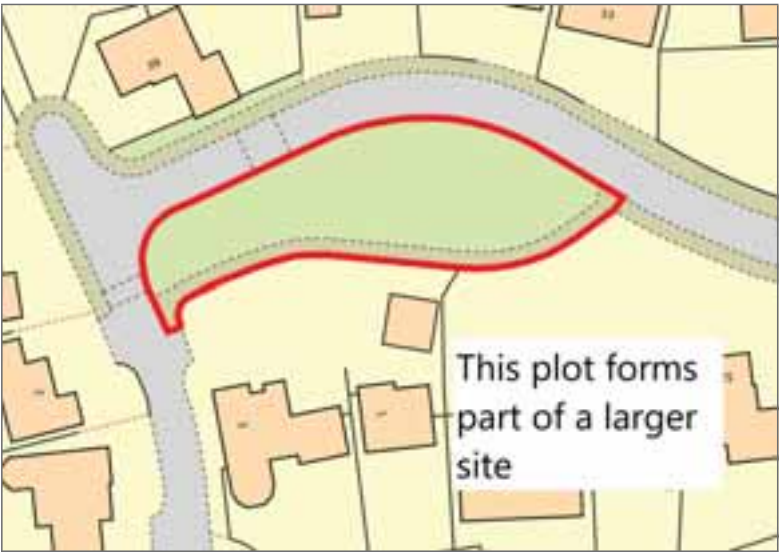
A Plot of Land and Roadways Measuring Approximately 1.94 Acres / 7,851 sq m/ 84,506 sq ft.

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Hoblingwell Wood Recreation Ground are within easy reach. Transport links are provided by St Mary Cray rail station.

Description
The lot comprises a plot of land and roadways measuring approximately 1.94 Acres / 7,851 sq m/ 84,506 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 118

By Order of the Executors 2A Cromer Road, Hornchurch, Essex RM11 1EY

*Guide Price
£160,000+

A Vacant Ground Floor One Bedroom Maisonette

Location
The property is situated on a residential road close to local shops and amenities including Hornchurch Town Centre which is a 10 minute walk away. The open spaces of Langtons Gardens are within easy reach. Transport links are provided by Emerson Park overground station which is a short walk away.

Description
The property comprises a purpose built ground floor one bedroom maisonette. The property requires a program of refurbishment.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a private rear garden.



LOT 119 | 1 Trevor Close, Harrow, Middlesex HA3 6AE

A Ground Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £18,600 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1961 (thus approximately **36 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Description

The property comprises a 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.

EPC Rating E

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,550 per calendar month, please refer to legal pack for further details.

*Guide Price
**£160,000-
£200,000**



LOT 120 | 41 The Chase, West Thurrock, Thurrock RM20 4BF

A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,200 Per Annum

Tenure

Leasehold. The property is held on a 155 year lease from 1st November 2014 (thus approximately **145 years unexpired**).

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy ending in March 2025 at a rent of £1,600 per calendar month.

Location

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating B

*Guide Price
£160,000+



LOT 121

187 Iron Mill Lane, Crayford, Dartford, Kent DA1 4PF

*Guide Price
£160,000+

A Vacant Semi Detached Bungalow Situated on a Plot of Land Measuring Approximately 265 sq m (2,855 sq ft)

Tenure

Freehold

Description

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

Planning

A planning application has been submitted for the property to be extended to provide a four bedroom bungalow along with an additional bungalow to the side. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

Location

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 122

6 Week Completion Available 28 Mayfield Road, Yeovil, Somerset BA21 5LP

*Guide Price
£85,000+

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 Yeovil Country Park are within easy reach. Transport links are provided by Yeovil Junction rail station.

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room
Kitchen
Utility Room
WC

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 123

137 Limpsfield Road, Warlingham, Surrey CR6 9RH

*Guide Price
£150,000+

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 Hamsley Green Playing Field are within easy reach. Transport links are provided by Upper Warlingham rail station.

Description

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

Exterior

The property benefits from a private balcony and a rear garden.

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1976 (thus approximately **50 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.

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C



LOT 124

By Order of the Executors 1 The Cross Way, Kenton, Newcastle upon Tyne, Tyne and Wear NE3 4LB

*Guide Price
£175,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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

EPC Rating D



LOT 125

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

*Guide Price
£195,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £16,680 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 2010 (thus approximately 111 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,390 per calendar month.

EPC Rating C



LOT 126

By Order of the Executors 33 Neath Road, Bristol, Avon BS5 9AP

*Guide Price
£230,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 127

**Flat 27 Northumberland Court, Northumberland Avenue,
Margate, Kent CT9 3BS*****Guide Price
£80,000+****A Vacant Second Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 25th December 1950 (thus approximately **925 years unexpired**).

Location

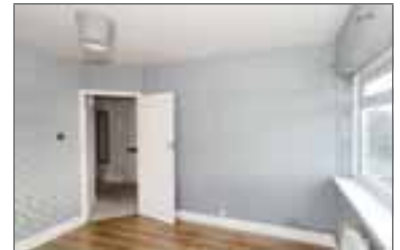
The property is situated on a residential road close to local shops and amenities. The open spaces of Northdown Park and Palm Bay Beach are within easy reach. Transport links are provided by Margate rail station.

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 128

**Flat 20 Stanford House, Princess Margaret Road, East
Tilbury, Tilbury, Essex RM18 8YP*****Guide Price
£40,000+****A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £7,920 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1982 (thus approximately **57 years unexpired**).

Location

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

Note

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

Description

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

Accommodation

First Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 1st January 2023 at a rent of £660 per calendar month (Holding Over).



LOT 129

Flat 1, 85 Avondale Road, South Croydon, Surrey CR2 6JF

*Guide Price
£150,000+

A Vacant Lower Ground and Ground Floor Two Bedroom Split Level Flat With a Private Rear Garden

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 99 year lease from 24th May 1991 (thus approximately **66 years unexpired**).

Accommodation

Lower Ground Floor

Two Bedrooms

Bathroom

Ground Floor

Reception Room

Kitchen



LOT 130

13 Gloucester Place, Briston, Melton Constable, Norfolk NR24 2LD

*Guide Price
£85,000+

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 Village Green are within easy reach. Transport links are provided by Sheringham rail station.

Description

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

EPC Rating G

Accommodation

Ground Floor

Two Reception Rooms

Kitchen

Utility Room

First Floor

Two Bedrooms

Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.



LOT 131

**Plot 13 Land at Tilburstow Hill Road, South Godstone,
Surrey RH9 8NA*****Guide Price
£80,000+****A Plot of Land Measuring Approximately 2 Acres / 8,000 sq m /
86,111 sq ft****Description**

A roughly square plot of Land Measuring Approximately 2 Acres / 8,000 sq m / 86,111 sq ft

The Seller has informed the Auctioneers that Tandridge Council has identified the land as part of the HELAA (Housing and Economic Land Availability Assessment) as potential land for their future development. Furthermore, the land is adjacent to the proposed 4000 garden city village in South Godstone. For more information on this please visit Tandridge District Council website. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Tenure

Freehold

Location

The land is situated off of semi-rural road close to shops and local amenities. There are numerous open green spaces within easy reach. Transport links are provided by Godstone rail station.

Note

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



LOT 132

**14 Durham Street, Gosport,
Hampshire PO12 3JE*****Guide Price
£100,000+****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 Forton Recreation Ground are within easy reach. Transport links are provided by the A32. and Gosport Ferry.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden

EPC Rating D



LOT 133

1 & 1A Middlesbrough Road, South Bank,
Redcar and Cleveland TS6 6NS

*Guide Price
£23,000+

A Vacant Semi Detached Building Arranged to Provide a Ground Floor Retail Unit and Ancillary Accommodation Above

Tenure

Freehold

Location

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

Description

A semi detached building arranged to provide a ground floor retail unit and ancillary accommodation above. We understand the property has suffered from fire damage.

Accommodation

Lower Ground Floor
Basement

Ground Floor

Retail Unit
G.I.A 609.2 sqft

First Floor

Ancillary Space
G.I.A 447.8 sqft

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 134

5 Highbridge Road, Burnham-on-Sea,
Somerset TA8 1LJ

*Guide Price
£165,000+

A Mid Terrace House Building Arranged to Provide Five Letting Rooms Subject to Five Assured Shorthold Tenancies Producing £34,740 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide five letting rooms 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 Rooms
Kitchen
WC

First Floor

Four Rooms (one with en-suite)
Bathroom

Exterior

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

Tenancy

The property is subject to five separate Assured Shorthold Tenancies at a combined rent of £2,895 per calendar month.



LOT 135

By Order of the Executors

**15 Castano Court, Kitters Green, Abbots Langley,
Hertfordshire WD5 0HP***Guide Price
£190,000+**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 Manor House Grounds are within easy reach. Transport links are provided by Kings Langley rail station.

Description

The property comprises a ground floor one bedroom flat situated within a purpose built building arranged over ground and first floors. The property requires a program of refurbishment.

EPC Rating E**Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 1996 (thus approximately **97 years unexpired**).

Accommodation**Ground Floor**

Reception Room

Kitchen

Bedroom

Bathroom

Exterior

The property benefits from from a garage.



LOT 136

By Order of the Executors

**16 White House Dale, York,
North Yorkshire YO24 1EB***Guide Price
£260,000+**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 Bank Park are within easy reach. Transport links are provided by York 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**

Reception Room

Kitchen

First Floor

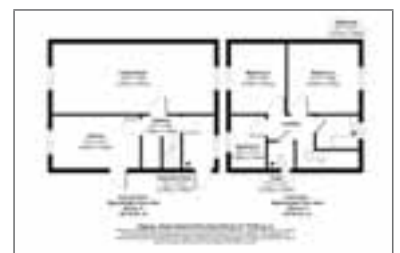
Three Bedrooms

Bathroom

Separate WC

Exterior

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

EPC Rating G

LOT 137 | 1 Alma Parade, Scarborough, North Yorkshire YO11 1SJ

A Vacant End of Terrace Building Arranged to Provide a Ground Floor Former Public House With First and Second Floor Residential Accommodation

Tenure

Freehold

Location

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

Description

The property comprises an end of terrace building arranged to provide a ground floor former public house with first and second floor residential accommodation.

Accommodation

Ground Floor
Main Bar Area

First and Second Floor

Residential Accommodation (Not inspected)

Note

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

*Guide Price
**£30,000 -
£50,000**



LOT 138 | 68 Moor Street, Gloucester, Gloucestershire GL1 4NJ

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear yard.

*Guide Price
£100,000+



LOT 139

**37 & 37A Cricklade Road, Swindon,
Wiltshire SN2 1AA***Guide Price
£120,000+**A Mid Terrace Building Arranged to Provide a Ground Floor
Shop and a First Floor One Bedroom Flat Fully Let Producing a
Combined £20,676 Per Annum****Tenure**

Freehold

Location

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

Tenancy

The shop is subject to a lease or a term of 3 years commencing 1st February 2024 at a rent of £1,050 per calendar month.

Description

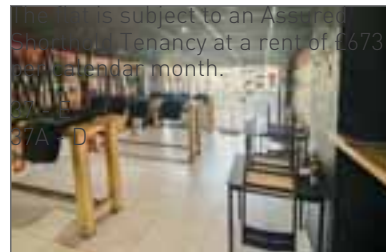
The property comprises a mid terrace building arranged to provide a ground floor shop and a first floor one bedroom flat.

Accommodation

Ground Floor
Retail Area
WC

First Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 140

**57B South Norwood Hill, South Norwood,
London SE25 6BY***Guide Price
£125,000+**A First Floor Two Bedroom Flat Subject to an Assured Shorthold
Tenancy Producing £20,400 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1983 (thus approximately **57 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 Norwood Junction overground and rail stations.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,700 per calendar month.

EPC Rating D**Description**

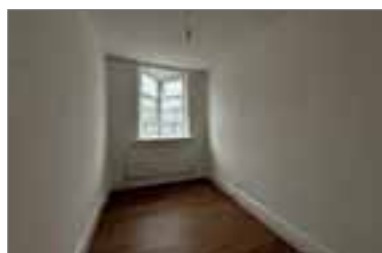
The property comprises a first floor two bedroom flat situated within an end of terrace building arranged over the ground and two upper floors.

Accommodation

First Floor
Reception Room/Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a parking space.



LOT 141 | Flat 103 Atria House, 219 Bath Road, Slough, Buckinghamshire SL1 4BE

*Guide Price
£140,000+

A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £14,400 Per Annum

Location

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

Description

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

Tenancy

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

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2017 (thus approximately 991 years unexpired).

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 142 | 7 Trentham Avenue, Leeds, West Yorkshire LS11 6HS

*Guide Price
£90,000+

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £10,920 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 26th February 2024 at a rent of £910 per calendar month (Holding Over).

Tenure

Freehold

Accommodation

Lower Ground Floor
Storage Area

Ground Floor
Reception Room
Kitchen

First Floor
Bedroom
Bathroom

Second Floor
Bedroom



LOT 143

**Applelea, 9 Lower Mullins Lane, Hythe, Southampton,
Hampshire SO45 5AE*****Guide Price
£390,000+****A Vacant Four Bedroom Detached Chalet Bungalow****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Ewart Recreation Ground are within easy reach. Transport links are provided by Beaulieu rail station and the A326.

Description

The property comprises a four bedroom bedroom detached chalet bungalow arranged over ground and first floors

Tenure

Freehold

Accommodation**Ground Floor**

Reception Room
Kitchen
Three Bedrooms
Bathroom

First Floor

Bedroom
Bathroom

Exterior

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



LOT 144

**Chapel Buildings, Bridgend Road, Aberkenfig, Bridgend,
Mid Glamorgan CF32 9BG*****Guide Price
£140,000+****A Vacant Detached Building Arranged to Provide a Ground Floor Commercial Unit and First Floor Ancillary Space****Tenure**

Freehold

Location

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

Description

The property comprises a detached building arranged to provide a ground floor commercial unit and first floor ancillary space.

Accommodation**Ground Floor**

Commercial Unit

First Floor

Ancillary Space

Exterior

The property benefits from five off street car parking spaces to the front of the building.



LOT 145

29 Birley Street, Blackpool, Lancashire FY1 1EG

*Guide Price
£90,000+

A Mid Terrace Building Arranged as a Ground Floor Shop Let for £12,000 Per Annum and Vacant Ancillary Space on the First Floor. Plans have been Drawn Up to Convert the First Floor to Five Flats.

Description

The property comprises a mid terrace building arranged as a ground floor shop and ancillary space on the first floor. The first floor requires a full program of refurbishment. Plans have been drawn up to convert the first floor to five flats under permitted development. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Note

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

Tenure

Freehold

Location

The property is situated on a busy pedestrianised parade. Nearby multiples include Barclays, TUI and Card Factory. Transport links are provided by Blackpool North rail station.

Accommodation

Ground Floor

Retail Area
WC
Room

First Floor

Five Rooms

Second Floor

Room



LOT 146

By Order of the Executors Flat 17 Beechwood Lodge, Doncaster Road, Rotherham, South Yorkshire S65 2BJ

*Guide Price
£25,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1984 (thus approximately **85 years unexpired**).

Location

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

EPC Rating D

Description

The property comprises a ground floor one bedroom flat situated within a purpose built building arranged over ground and five upper floors. The property requires a program of refurbishment.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 147

1 Birkwood Close, Balham, London SW12 0AU

*Guide Price
£375,000+

A Split Level Ground and First Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £33,000 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 9th November 1987 (thus approximately **88 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Tooting Bec Common are within easy reach. Transport links are provided by Clapham South underground station (Northern line) and Streatham Hill rail station.

Description

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

EPC Rating D

Accommodation

Ground Floor

Open Plan Reception Room/Kitchen Bedroom

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and a garage.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £2,750 per calendar month.



LOT 148

Flat 2 Grassington Court, 28 Sands Road, Paignton, Devon TQ4 6JS

*Guide Price
£65,000+

A Vacant First Floor Two Room Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2005 (thus approximately **979 years unexpired**).

Location

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

Description

The property comprises a first floor two room flat situated in an end of terrace building arranged over ground and two upper floors

Accommodation

First Floor

Two Rooms
Kitchen
Bathroom

Exterior

The property benefits from sea views.

EPC Rating D



LOT 149

6 Ross Close, Northolt, Middlesex UB5 4GZ

*Guide Price
£455,000+

A Vacant 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 Roxeth Park are within easy reach. Transport links are provided by Sudbury Hill underground station (Piccadilly line) and Sudbury Hill Harrow rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
WC

First Floor

Four Bedrooms (One with En-Suite)
Bathroom

Exterior

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



LOT 150

9 Roxwell Road, Barking, Essex IG11 0PP

*Guide Price
£120,000+

A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £16,200 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 5th October 2003 (thus approximately 104 years unexpired).

Location

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

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,350 per calendar month.

EPC Rating C



LOT 151

13 Dovedale Avenue, Willenhall,
West Midlands WV12 4NA*Guide Price
**£80,000 -
£110,000****A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £11,400 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1956 (thus approximately **32 years unexpired**).

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 Bloxwich rail station.

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £950 per calendar month

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom
WC

Exterior

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

EPC Rating D

LOT 152

69 Follager Road, Rugby,
Warwickshire CV21 2JF*Guide Price
£75,000+**A Vacant First and Second Floor Two Bedroom Split Level Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st September 2005 (thus approximately **106 years unexpired**).

Location

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

EPC Rating D**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
Two Bedrooms
Bathroom

Second Floor

Reception Room with Open-Plan Kitchen



LOT 153

Flat 6 Bishops Court, Wolsey Road, Sunbury-on-Thames, Middlesex TW16 7TW

*Guide Price
£120,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £14,880 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1985 (thus approximately **60 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 Kennington Manor Recreation Ground are within easy reach. Transport links are provided by Sunbury rail station and Kempton Park rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,240 per calendar month.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off street parking.

EPC Rating D



LOT 154

Flat 3 100 Broxholm Road, Norwood, London SE27 0BT

*Guide Price
£185,000+

A Second Floor One Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 26th November 1982 (thus approximately **57 years unexpired**).

Accommodation

Second Floor
Reception Room
Bedroom
Kitchen
Bathroom

EPC Rating D



LOT 155

5 Crescent Road, Woolwich, London SE18 7BL

*Guide Price
£460,000+

A Vacant Six Bedroom Mid Terrace House Internally Arranged as an HMO

Tenure
Freehold

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

Description
The property comprises a six bedroom mid terrace house internally arranged as an HMO over three floors.

Planning
Buyers should rely on their own enquiries with regards to the current use class of the property.

EPC Rating D

Accommodation

Ground Floor
Kitchen/Diner
Two Bedrooms
Bathroom
WC

First Floor
Two Bedrooms

Second Floor
Two Bedrooms

Exterior
The property benefits from a rear garden.



LOT 156

69 Clarence Street, Seaton Sluice, Whitley Bay, Tyne And Wear NE26 4DN

*Guide Price
£60,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 999 year lease from 14th April 1975 (thus approximately **952 years unexpired**). Ground Rent: £5 Per Annum

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Crag Park are within easy reach. Transport links are provided by the A19 to the west.

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private rear yard.

EPC Rating C



LOT 157

354 Reigate Road, Epsom, Surrey KT17 3LY

*Guide Price
£550,000+

A Four Bedroom Detached House

Tenure

Freehold

Location

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

Description

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

EPC Rating G

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Four Bedrooms (One with En-Suite)
Bathroom

Exterior

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

On the Instructions of



LOT 158

By Order of the Executors 16 Woodleys, Harefield, Harlow, Essex CM20 3EE

*Guide Price
£120,000+

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 11th June 1990 (thus approximately **90 years unexpired**).

Location

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

Description

The property comprises a third floor one bedroom flat situated within a purpose built block arranged over ground and three upper floors. The property requires a program of refurbishment.

Accommodation

Third Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 159

**Land Adjacent to 25 Lindum Place, St. Albans,
Hertfordshire AL3 4JJ*****Guide Price
£25,000+****A Plot of Land Measuring Approximately 265 sq m (2,856 sq ft).****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 265 sq m (2,856 sq ft).

Note

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



LOT 160

**8 Coleman Road, Dagenham,
Essex RM9 6JU*****Guide Price
£252,000+****A Two Bedroom Mid Terrace House****Location**

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

Description

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

EPC Rating D**Tenure**

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

On the Instructions of

LOT 161

Unit 4 & 4A Dadfords Bridge Industrial Estate, Plant Street, Dudley, West Midlands DY8 5SY

*Guide Price
£190,000+

Two Industrial Units Part Let Producing £12,960 Per Annum. Estimated Rental Value if Fully Let is £30,000 Per Annum (Reflecting a Gross Initial Yield of 15%)

Tenure

Freehold

Location

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

Description

The property comprises two vacant industrial units situated within a terraced building arranged over the ground floor.

Tenancy

Unit 4A is subject to a lease at a rent of £1,080 per calendar month.

Accommodation

Ground Floor

Unit 4

Industrial Area

G.I.A. Approximately 754 sq ft

Unit 4A

Industrial Area

G.I.A. Approximately 1,596 sq ft

VAT

VAT is applicable



LOT 162

Flat 29 Kirkstall Gate, 101 Commercial Road, Leeds, West Yorkshire LS5 3AD

*Guide Price
**£35,000-
£55,000**

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2017 (thus approximately **242 years unexpired**).

Location

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

Description

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

Accommodation

Third Floor

Reception Room with Open Plan

Kitchen

Bedroom

Bathroom

Exterior

The property benefits from a balcony and elevator.

EPC Rating D



LOT 163

6 Kensington Green, Chester, Cheshire CH4 8DZ

A Five Bedroom Semi Detached Licensed HMO Fully Let Producing £31,800 Per Annum.

Tenure
Freehold

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

Description
The property comprises a five bedroom semi detached HMO arranged over ground and first floors.

Tenancy
The property is subject to individual tenancies producing a combined rent of £2,650 per calendar month. Please refer to the legal pack for a full breakdown.

Accommodation
Ground Floor
Open Plan Reception/Kitchen
Three Bedrooms (One with En-Suite)
Bathroom

First Floor
Two Bedrooms Both with En-Suites

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

EPC Rating D



LOT 164

29 Leaf Grove, Norwood, London SE27 0SG

A Second Floor Two Bedroom Flat

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

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

EPC Rating D

Tenure
Leasehold. The property is held on a 99 year lease from June 1992 (thus approximately **67 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of



***Guide Price**
£210,000+

LOT 165

Land Lying to the West Of 16 Lucks Way, Marden, Tonbridge, Kent TN12 9QW

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 169 sq m (1,819 sq ft). Planning has been Submitted for the Erection of a Two Bedroom House.

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 169 sq m (1,819 sq ft).

Planning

The following planning application has been submitted to Maidstone Borough Council (ref: PP-13508112) on 23rd October 2024: 'Erection of new 2 bedroom detached house'. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

Location

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

Note

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



LOT 166

159A West Street, Erith, Kent DA8 1AW

*Guide Price
£125,000+

A First Floor One Bedroom Flat

Location

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

Description

The property comprises a first floor one bedroom flat situated within a purpose built building arranged over ground and first floors. The property requires a program of refurbishment.

Tenure

Leasehold. The property is held on a 99 year lease from 1st September 1993 (thus approximately **67 years unexpired**).

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 167

**Land Adjacent to 4 Copthorne Close, Worthing,
West Sussex BN13 2EG*****Guide Price
£10,000+****A Plot of Land and Roadways****Tenure**

Freehold

Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Hill Barn Recreation Ground are within easy reach. Transport links are provided by Worthing rail station.

Description

The lot comprises a plot of land and roadways. Plans have been drawn up for the erection of a house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Note

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



LOT 168

**Land at Mudds Bank City Road, Stokenchurch,
Buckinghamshire HP14 3EW*****Guide Price
£36,000+****A Plot of Land Measuring Approximately 1.08 Acres (4,371 sq m / 47,049 sq ft)****Tenure**

Freehold

Location

The plot of land is situated on a residential road close to local shops and amenities. The open spaces of Stokenchurch Recreation Ground are within easy reach. Transport links are provided by High Wycombe rail station and the M40.

Description

The lot comprises a plot of land measuring approximately 1.08 Acres (4,371 sq m / 47,049 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 169

Garage and Land to the Rear of 16 Maltby Road, Chessington, Surrey KT9 2BX

*Guide Price
**£15,000 -
£30,000**

A Garage Situated on a Plot of Land Measuring Approximately 74 sq m (797 sq ft)

Tenure
Freehold

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

Description
The lot comprises a garage situated on a plot of land measuring approximately 74 sq m (797 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 170

Land Between 19 & 19A Brook Road, Trowbridge, Wiltshire BA14 9DJ

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 2,100 sq m (22,604 sq ft)

Tenure
Freehold

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

Description
The property comprises a plot of land measuring approximately 2,100 sq m (22,604 sq ft).

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



LOT 171

**Land Between 83 & 84 Westaway Heights, Barnstaple,
Devon EX31 1NR*****Guide Price
£5,000+****A Plot of Land Measuring Approximately 675 sq m (7,265 sq ft)****Tenure**

Freehold

Location

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

Note

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

Description

A parcel of land measuring approximately 675 sq m (7,265 sq ft). Plans have been drawn up for the erection of 12 flats. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 172

**Garage 1, Wyecliffe Gardens, Merstham, Redhill,
Surrey RH1 3HN*****Guide Price
£4,000+****A Vacant Single Storey Lock-Up Garage****Tenure**

Freehold

Location

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

Description

The property comprises a single storey lock up garage.



LOT 173

Land Adjacent 1 Weaver Close, Sandbach, Cheshire CW11 1EZ

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 434 sq m (4,671 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 434 sq m (4,671 sq ft). We understand the land is classified as a public open space/amenity land by the local authority.

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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 174

Site 7 Mill Lane, Sindlesham, Wokingham, Berkshire RG41 5DF

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 0.91 Acres/ 36,822 sq m/ 39,639 sq ft

Tenure

Freehold

Location

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

Description

A rectangular shaped parcel of land measuring approximately 0.91 Acres/ 36,822 sq m/ 39,639 sq ft.

Note

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



LOT 175

**Land Adjacent to 10 Fareham Way, Houghton Regis,
Dunstable, Bedfordshire LU5 5RE*****Guide Price
£10,000+****A Plot of Land Measuring Approximately 230 sq m (2,475 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 230 sq m (2,475 sq ft).

Note

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



LOT 176

**Land Adjoining 57 Westaway Heights, Devon,
Barnstaple EX31 1NR*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 338 sq m (3,642 sq ft)****Tenure**

Freehold

Location

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

Description

The property comprises a plot of land measuring approximately 338 sq m (3,642 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

Further Information

Access is via Westaway Heights.



LOT 177 | Land Opposite Garage at 53 Fotherby Court, Maidenhead, Berkshire SL6 1SU

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 67 sq m (716 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 67 sq m (716 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. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 178 | Garage at 374 Rooley Lane, Bradford, West Yorkshire BD5 8LD

*Guide Price
£3,000+

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 179

**Skylark Cottage, Park Road, Stevington,
Bedfordshire MK43 7QJ***Guide Price
Sold Prior

A Dilapidated Detached Cottage Situated on a Site Measuring Approximately 521 sq m (0.13 Acres). Potential for Re-Development (Subject to Obtaining all Necessary Consents).

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 A6 to the east.

Description

The property comprises a detached derelict cottage. Plans have been drawn up to convert the cottage to a one bedroom two storey dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Tenure

Freehold

Proposed Accommodation**Ground Floor**

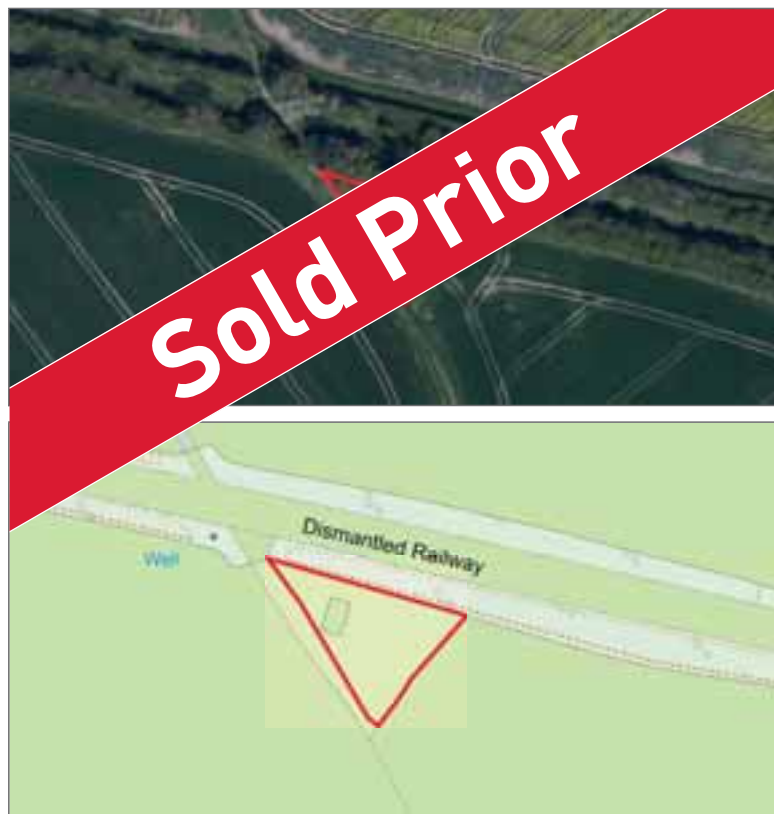
Reception Room
Kitchen
WC

First Floor

Bedroom
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 180

**41 Sydenham Road, Sydenham,
London SE26 5EX***Guide Price
Sold Prior

A Vacant First, Second and Third Floor Four Bedroom Split Level Flat Currently Registered as an HMO.

Tenure

Leasehold. The property is held on a 999 year lease from 2024.

Description

The property comprises a first, second and third floor four bedroom split level flat situated within a mid terrace building arranged over ground and three upper floors. Plans have been drawn up for the current HMO to be refurbished and re-configured to provide 6 en-suite bedrooms and two communal kitchens. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Note

G.I.A: 1,350 Sq Ft (125 sq m)

Location

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

Accommodation**First Floor**

Reception Room
Kitchen
Bathroom
Separate WC

Second Floor

Two Bedrooms

Third Floor

Two Bedrooms

Exterior

The property benefits from a balcony

EPC Rating E

LOT 181

14 Regency Mews, Queens Road, Haywards Heath, West Sussex RH16 1QL

*Guide Price
Sold Prior

A Vacant Second Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2007 (thus approximately **107 years unexpired**).

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

EPC Rating C

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

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms (One with En-Suite)
Bathroom

Exterior
The property benefits from allocated parking



LOT 182

10 Wynyard Mews, Hartlepool, Cleveland TS25 3JE

*Guide Price
Sold Prior

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 1st January 1990 (thus approximately 64 years unexpired).

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

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

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

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



LOT 183

5 Mill Street, Congleton, Cheshire CW12 1AB

*Guide Price
Sold Prior

A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Shop with Ancillary Space Above

Tenure
Freehold

Accommodation
Ground Floor
Retail Unit

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Greggs, Nationwide and Boots. Transport links are provided by Congleton rail station.

First Floor
Ancillary Space

Note

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



LOT 184

51 Stephen Street, Hartlepool, Cleveland TS26 8QA

*Guide Price
Sold Prior

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £4,476 Per Annum

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom with WC and wash basin

Location

The property is situated on a residential road in Hartlepool close to local shops and amenities. The open spaces of Grayfields Sports Pavilion are also with close proximity. Transport links are provided by Hartlepool Rail Station.

First Floor
Two Bedrooms

Exterior

The property benefits from a rear yard.

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £373 per calendar month.

Note

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

Current Rent Reserved £4,476 per annum

EPC Rating D



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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 disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1

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

A2

A2.1

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.

OUR ROLE

- 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.
- OUR decision on the conduct of the AUCTION is final.
- WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A2.2

A2.3

A2.4

A2.5

A2.6

A3

A3.1

A3.2

A3.3

A3.4

A3.5

A4

A4.1

A4.2

A4.3

A4.4

A5

A5.1

A5.2

A5.3

A5.4

A5.5

BIDDING AND RESERVE PRICES

- All bids are to be made in pounds sterling exclusive of VAT.
- WE may refuse to accept a bid. WE do not have to explain why.
- If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

THE PARTICULARS AND OTHER INFORMATION

- WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.
- The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.
- If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

THE CONTRACT

- A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION
- 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);
 - sign the completed SALE MEMORANDUM; and
 - pay the deposit.
- If YOU do not WE may either
- 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
 - sign the SALE MEMORANDUM on YOUR behalf.
- The deposit
- 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);
 - 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;
 - is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - is to be held as stakeholder where VAT would be

Common Auction Conditions (Edition 4)

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|-----------|--|-------------------|---|-------------------|--|
| | 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. | G3 G3.1 | BETWEEN CONTRACT AND COMPLETION From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless | G5 G5.1 | TRANSFER Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS |
| 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. | | (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or | | (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 |
| 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. | G3.2 | (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT. | | (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. |
| A5.8 | If the BUYER does not comply with its obligations under the CONTRACT then | | (a) must produce to the BUYER on request all relevant insurance details; | 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. |
| | (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and | | (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; | | The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER. |
| | (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default. | | (c) gives no warranty as to the adequacy of the insurance; | G5.3 | Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER |
| A5.9 | Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT. | | (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; | G5.4 | (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; |
| | | | (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 | | (b) the form of new lease is that described by the SPECIAL CONDITIONS; and |
| | | | (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; | | (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. |
| | | | 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). | G6 G6.1 | COMPLETION 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. |
| | | 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. | | 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. |
| | | G3.4 | Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT. | G6.2 | Payment is to be made in pounds sterling and only by |
| | | 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. | G6.3 | (a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and |
| | | G4 G4.1 | TITLE AND IDENTITY 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. | G6.4 | (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree. |
| | | G4.2 | The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: | G6.5 | 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. |
| | | | (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. | G6.6 | 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. |
| | | | (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. | G7 G7.1 | NOTICE TO COMPLETE 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: |
| | | | (c) If title is in the course of registration, title is to consist of: | G7.2 | (a) terminate the CONTRACT; |
| | | | (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application; | G7.3 | (b) claim the deposit and any interest on it if held by a stakeholder; |
| | | | (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and | | (c) forfeit the deposit and any interest on it; |
| | | | (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER. | | (d) resell the LOT; and |
| | | | (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. | G7.4 | (e) claim damages from the BUYER. |
| | | G4.3 | Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): | | If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: |
| | | | (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 | | (a) terminate the CONTRACT; and |
| | | | (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. | G8 | (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. |
| | | 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. | | IF THE CONTRACT IS BROUGHT TO AN END If the CONTRACT is lawfully brought to an end: |
| | | 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. | G9 | (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and |
| | | G4.6 | The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable | G9.1 | (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3. |
| | | | | G9 G9.1 | LANDLORD'S LICENCE Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies. |
| | | | | G9.2 | The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. |
| | | | | G9.3 | 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") |
| G2 | DEPOSIT | | | | |
| G2.1 | The amount of the deposit is the greater of: | | | | |
| | (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and | G4.4 | | | |
| | (b) 10% of the PRICE (exclusive of any VAT on the PRICE). | G4.5 | | | |
| 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. | G4.6 | | | |
| G2.3 | Interest earned on the deposit belongs to the SELLER unless | | | | |

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| G9.4 | The SELLER must (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord). | | (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11. | G15.5 | AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION. The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them. |
| G9.5 | The BUYER must promptly (a) provide references and other relevant information; and (b) comply with the landlord's lawful requirements. | G11.9 | Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT. | G15.6 | If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result. |
| 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. | G12 | MANAGEMENT This CONDITION G12 applies where the LOT is sold subject to TENANCIES. The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION. The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; (b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER. | G16 | CAPITAL ALLOWANCES This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT. 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. The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS. 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. |
| G10 | INTEREST AND APPORTIONMENTS If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE. | G12.1 | | G16.1 | |
| G10.1 | Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds. | G12.2 | | G16.2 | |
| G10.2 | Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER. | G12.3 | | G16.3 | |
| G10.3 | 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. | G13 | RENT DEPOSITS 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. 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. 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. 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. | G16.4 | |
| G10.4 | 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. | G13.1 | | G17 | MAINTENANCE AGREEMENTS 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. The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE. LANDLORD AND TENANT ACT 1987 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987. 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. |
| G11 | ARREARS Part 1 - Current rent G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION. G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS. G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent. | G13.2 | | G17.1 | |
| Part 2 - BUYER to pay for ARREARS | Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS. 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. 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. | G13.3 | | G17.2 | |
| Part 3 - BUYER not to pay for ARREARS | Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS. While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER's conveyancer may reasonably require; (d) if reasonably required, allow the SELLER's conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order; | G13.4 | | G18 | |
| G11.4 | | | | G18.1 | |
| G11.5 | | G14 | VAT 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. 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. TRANSFER AS A GOING CONCERN 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. 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. | G18.2 | |
| G11.6 | | G15 | | G19 | SALE BY PRACTITIONER 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. Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability. The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing. Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925. |
| G11.7 | | G14.1 | | G19.1 | |
| G11.8 | | G14.2 | | G19.2 | |
| | | | | G19.3 | |
| | | | | G19.4 | |
| | | | | G19.5 | |
| | | | | G19.6 | |
| | | | | G20 | TUPE If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect. If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER |
| | | | | G20.1 | |
| | | | | G20.2 | |
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| | 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 | G24.2 |
| G21.1 | This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide. | |
| G21.2 | The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT | G24.3 |
| G21.3 | The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT. | G24.4 |
| G22 | SERVICE CHARGE | |
| G22.1 | This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions. | |
| G22.2 | No apportionment is to be made at COMPLETION in respect of service charges. | |
| G22.3 | Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable. | G24.5 |
| 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. | G25 |
| 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. | G25.1 |
| 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. | G25.2 |
| 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. | G26 |
| 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. | G27 |
| 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. | G27.1 |
| 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. | G28 |
| 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. | G28.1 |
| G23.8 | The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings. | G28.2 |
| G24 | TENANCY RENEWALS | |
| G24.1 | This CONDITION G24 applies where the tenant under a | G29 |

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| TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act. | |
| Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings. | |
| If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it. | |
| Following COMPLETION the BUYER must: (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds. | |
| The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this. | |
| WARRANTIES | |
| Available warranties are listed in the SPECIAL CONDITIONS. | |
| Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained. | |
| If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty. | |
| NO ASSIGNMENT | |
| The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT. | |
| REGISTRATION AT THE LAND REGISTRY | |
| This CONDITION G271 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor. | |
| This CONDITION G272 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application. | |
| NOTICES AND OTHER COMMUNICATIONS | |
| All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers. A communication may be relied on if: (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY. | |
| A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY. | |
| A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted. | |
| CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999 | |
| No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999. | |

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| EXTRA GENERAL CONDITIONS | |
| Applicable for all lots where the Common Auction Conditions apply. | |
| 1 | The Deposit |
| 1.1 | General Conditions A5.5a shall be deemed to be deleted and replaced by the following: A5.5a. The Deposit: (a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 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. |
| 1.2 | |
| 2 | Buyer's Administration Charge |
| 2.1 | Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,500 (£1,250 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply. |
| 3 | Extra Auction Conditions |
| 3.1 | Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit. |

MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

What the new regulations mean for you as a bidder or buyer at the auction:

- In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
- In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
- In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
- If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
- Your ID will be kept on file for 5 years and will we will only require updated documents if you change address.
- Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

- Photographic evidence of identity**
 - Current signed Passport
 - Current full UK/EU photo card driving licence
 - Valid ID card (eg. HM Forces, police warrant, prison officer card, government/ local authority issued card
 - Firearm or shotgun certificate
 - Resident permit issued by the Home Office to EU National
 - Evidence of Residence**
 - Current full UK/EU photo card driving licence (if not used to prove identity)
 - Utility bill issued in last three months (not mobile phone)
 - Recent bank/ building society/ mortgage/ credit card statement
 - Current house/ motor insurance certificate
 - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
 - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
 - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

All certified ID can be sent to us at info@auctionhouselondon.co.uk. The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.

Auction House London

2024 Auction Schedule

Wednesday 7th February & Thursday 8th February

Tuesday 12th March

Wednesday 17th April & Thursday 18th April

Tuesday 21st May & Wednesday 22nd May

Wednesday 26th June & Thursday 27th June

Wednesday 31st July & Thursday 1st August

Wednesday 11th September & Thursday 12th September

Tuesday 15th October & Wednesday 16th October

Wednesday 13th November & Thursday 14th November

Tuesday 10th December & Wednesday 11th December

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