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**Auction  
House  
LONDON**

**TWO DAY AUCTION**  
12th & 13th February 2025

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**



February 2025

**Wednesday 12th February**

Commencing at 9.00am

**Thursday 13th February**

Commencing at 10.00am

VIA LIVE STREAM  
REGISTERED BIDDING ONLY

**Auction  
House  
LONDON**

## **Auction House London** 2025 Auction Schedule

Wednesday 12th February & Thursday 13th February  
Wednesday 19th March & Thursday 20th March  
Wednesday 23rd April & Thursday 24th April  
Wednesday 28th May & Thursday 29th May  
Wednesday 2nd July & Thursday 3rd July  
Wednesday 6th August & Thursday 7th August  
Wednesday 10th September & Thursday 11th September  
Thursday 16th October & Friday 17th October  
Wednesday 12th November & Thursday 13th November  
Wednesday 10th December & Thursday 11th December

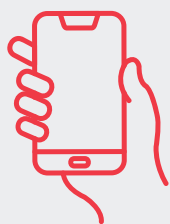
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Hampstead, London NW3 6AL  
020 7625 9007 · info@auctionhouselondon.co.uk  
[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)

**# extracting  
every last BID**

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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](https://auctionhouselondon.co.uk/register-to-bid)

**REGISTRATION IS NOW OPEN**

# Notice to Prospective Buyers

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

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

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

**Viewing:** Due to the nature and condition of auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lots offered. Viewings are conducted entirely at the potential buyers own risk, these properties are not owned or controlled by Auction House London and the auctioneers will not be held liable for loss or injury caused while viewing or accessing the lot. Due to the nature of some auction properties, electricity may not be turned on, therefore viewing times are restricted. Viewers will need to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces. 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 is required it may be arranged through the auctioneers with the express permission of the vendor and there may be a payable fee.

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

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

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

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

## Proof of Identification

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

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

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

# Meet the Team

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



**Jamie Royston**  
CEO



**Andrew Binstock**  
Co-Founder & Auctioneer



**Jordan Phillips**  
Associate Director



**Jamie Weir**  
Associate Director & Auctioneer



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**Zac Morrow**  
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**Georgia Head**  
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**Joe Labelda**  
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**Amber Lloyd-Jones**  
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**Olivia Collins**  
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**Jake Reuben**  
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**Ella Goldstein**  
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**Bo Nathan**  
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Thursday **16th October** & Friday **17th October**

Wednesday **12th November** & Thursday **13th November**

Wednesday **10th December** & Thursday **11th December**



## Our total figures for 2024 are:



**2,459**

Lots Offered



**£328.3m**

Total Raised



**1,907**

Lots Sold

together.®

Rates from  
just 0.49%\*,  
with no  
valuation or  
lender legal  
fees?!\*\*

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

\*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.  
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**T:** 020 3551 8168



# Buying at Auction

**Auction  
House  
LONDON**

## I am interested in a lot...

### Want to book a viewing?

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

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

### How do I register for the legal pack?

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

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

## I am ready to bid...

### How do I register to bid?

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

### How do I watch the Auction live?

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



**Auction  
House  
LONDON**



Lots 1 - 187

**Next Page >>>**

LOT 1

6 Week Completion Available  
**183 Kempton Road, East Ham,  
 London E6 2PD**

\*Guide Price  
**£275,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
 Freehold

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen

**Location**

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

**First Floor**  
 Three Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from a rear garden.

**Description**

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



LOT 2

**473 & 473A Staines Road, Feltham,  
 Middlesex TW14 8BL**

\*Guide Price  
**£230,000+**

**A Vacant Detached Building Arranged to Provide a Ground Floor Shop and a First Floor One Bedroom Flat**

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Bedfont Lakes are within easy reach. Transport links are provided by Halton Cross underground station (Piccadilly line) and Ashford & Feltham rail station.

**Tenure**  
 Freehold

**Accommodation**  
**Ground Floor**  
 Retail Unit

**First Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Bathroom

**Description**

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

GIA Approximately 1,875 sq ft / 174 sqm



# LOT 3

## 14 Garsmouth Way, Watford, Hertfordshire WD25 9DR

\*Guide Price  
**£240,000+**

**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 Meriden Park are within easy reach. Transport links are provided by Watford underground station (Metropolitan line) and Watford North 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

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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



# LOT 4

## 5 Dorchester Close, Northolt, Middlesex UB5 4PE

\*Guide Price  
**£110,000+**

**A Vacant First Floor Two Bedroom Maisonette**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1956 (thus approximately **30 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

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

**Description**

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

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a balcony.



LOT 5

**7A Blackheath Hill, Greenwich, London SE10 8PB**

\*Guide Price  
**£230,000+**

**A Vacant First, Second and Third Floor Three Bedroom Split Level Flat**

**Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 999 year lease from 21st August 2008 (thus approximately 983 years unexpired).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Utility Room

**Second Floor**

Two Bedrooms  
Bathroom

**Third Floor**

Bedroom



LOT 6

**271 Feltham Hill Road, Ashford, Middlesex TW15 1LT**

\*Guide Price  
**£300,000+**

**A Vacant Three Bedroom Detached Bungalow. Offered with Planning Permission for a Side, Rear and Loft Extension to Create a Four/Five Bedroom Bungalow.**

**Tenure**

Freehold

**Location**

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

**Planning**

Spelthorne Borough Council granted the following planning permission (ref: 24/01148/HOU) on 22nd November 2024: 'Erection of a single storey side extension, part single and part two storey rear extension, roof re-construction and extension to create a pitched roof with 2 no. flank dormers, new sloped roof at ground floor level on the front elevation, and associated changes to fenestration'.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Conservatory  
Bathroom

**First Floor**

Bedroom

**Exterior**

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

**EPC Rating G**



# LOT 7

## 14 Palmerston Road, Croydon, Surrey CR0 2QH

\*Guide Price  
**£220,000+**

### 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 Whitehorse Road Recreation Ground are within easy reach. Transport links are provided by Norwood Junction overground station and Selhurst 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.



# LOT 8

## 26 Durham Road, Canning Town, London E16 4NF

\*Guide Price  
**£275,000+**

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

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

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

**Tenure**  
Freehold  
**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.



LOT 9

By Order of the Executors  
**53 Browning Street, Southwark,  
 London SE17 1LU**

\*Guide Price  
**£800,000+**

**A Substantial Vacant Five 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 Pasley Park are within easy reach. Transport links are provided by Elephant & Castle underground station (Bakerloo and Northern line) and Waterloo East rail station.

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

**Accommodation**  
**Ground Floor**  
 Through Reception Room  
 Kitchen  
 Separate WC

**First Floor**  
 Three Bedrooms  
 Bathroom

**Second Floor**  
 Two Bedrooms

**Exterior**  
 The property benefits from a rear yard.



LOT 10

**25 Milestone Road, Dartford,  
 Kent DA2 6DW**

\*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 Central Park are within easy reach. Transport links are provided by Stone Crossing rail station and the A282.

**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 front garden, a garage and off street parking.





# LOT 11

6 Week Completion Available  
**35 Windermere Road, Streatham,  
London SW16 5HF**

\*Guide Price  
**£320,000+**

### 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 Oakleigh Way Recreation Ground are within easy reach. Transport links are provided by Norbury rail station.

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.



# LOT 12

6 Week Completion Available  
**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.

**EPC Rating** F

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.



LOT 13

52 Cecil Road, Gravesend,  
Kent DA11 7DG\*Guide Price  
**£160,000+****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 Woodlands Park are within easy reach. Transport links are provided by Ebbsfleet International rail station.

**Description**

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

**Accommodation****Ground Floor**

Through Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from both front and rear gardens.



LOT 14

Flat 43 Jessop Court, 2 Brindley Place, Uxbridge,  
Middlesex UB8 2FA\*Guide Price  
**£150,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 150 year lease from 1st January 2018 (thus approximately **143 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Open Plan Kitchen / Reception Room  
Bedroom  
Bathroom

**Exterior**

The property benefits from an allocated parking space and a large private patio.



LOT 15

228 Kingston Road, Ilford,  
Essex IG1 1PG

\*Guide Price  
**£285,000+**

### 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 South Park are within easy reach. Transport links are provided by Barking underground station (Circle line) and rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room with Open Plan  
Kitchen  
Reception Room

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.



## | Viewings

All Open House Viewings are  
advertised Online.

One of our agents will be at the properties during the advertised times to show you around. You do not need to book an appointment.

For more information, visit our website at  
[www.auctionhouselondon.co.uk/viewing-times](http://www.auctionhouselondon.co.uk/viewing-times)

Please note, viewings are subject to change.

[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)



**LOT 15A** | 78 Elsted Street, Southwark,  
London SE17 1QG

**\*Guide Price  
£950,000+**



**A Seven/Eight Bedroom Semi Detached Licensed HMO Fully Let Producing Approximately £62,000 Per Annum**

**Tenure**  
Freehold

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

**Description**  
The property comprises a seven/eight bedroom semi detached HMO arranged over ground and two upper floors.

**Tenancy**  
The property is subject to Individual Assured Shorthold Tenancies at a combined rent of £62,000 per annum. Please refer to the legal pack for the full Tenancy schedule.

**Exterior**  
The property benefits from a communal courtyard and rooftop space.

**Accommodation**  
**Ground Floor**  
Kitchen  
Two Letting Rooms  
Shower Room  
**First Floor**  
Kitchen  
Reception/Letting Room  
Two Letting Rooms  
Shower Room  
**Second Floor**  
Kitchen  
Three Letting Rooms  
2x Shower Rooms  
Separate WC

**LOT 16**

**66 Brentmead Place, Golders Green, London NW11 9LJ**

**\*Guide Price  
£500,000+**

**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 Hendon Park are within easy reach. Transport links are provided by Brent Cross underground station (Northern line) and Hendon 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 a rear garden and off street parking.



**LOT 17**

**13 Orchard Avenue, Rainham, Essex RM13 9NY**

**\*Guide Price  
£340,000+**

**A Vacant Three Bedroom Detached House. Potential for a Loft Conversion and Extension (Subject to Obtaining all Necessary Consents)**

**Tenure**  
Freehold

**Description**  
The property comprises a three bedroom detached house arranged over ground and first floors. Plans have been drawn up to convert the property into an HMO including conversion of the garage. 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.

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

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

**Accommodation**  
**Ground Floor**  
Through Reception Room  
Dining Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom



LOT 18

49 Warham Road, Harrow, Middlesex HA3 7JA

\*Guide Price  
**£390,000+**

**A Vacant Three Bedroom Semi Detached House. Potential for Loft 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 Byron Park are within easy reach. Transport links are provided by Kenton underground station (Lioness and Bakerloo line) and Harrow & Wealdstone 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.



LOT 19

27 Selbie Avenue, Neasden, London NW10 2UT

\*Guide Price  
**£240,000+**

**A Vacant Ground and First Floor Two Bedroom Split Level Maisonette**

**Tenure**

Leasehold. The property is held on a 125 year lease from 27th March 1995 (thus approximately 95 years unexpired).

**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 Neasden underground station (Jubilee line) and Wembley Stadium rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**First Floor**

Loft Room

**Exterior**

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



# LOT 20

6 Week Completion Available  
**83 Hanover Avenue, Feltham,  
Middlesex TW13 4JR**

\*Guide Price  
**£250,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

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

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.



# LOT 20A

**22 Rylandes Road, South Croydon,  
Surrey CR2 8EA**

\*Guide Price  
**£350,000+**

### 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 Littleheath Woods are within easy reach. Transport links are provided by Sanderstead rail station.

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms  
Bathroom

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



LOT 21

6 Week Completion Available  
**9 Hydefield Close, Winchmore Hill,  
 London N21 2PS**

\*Guide Price  
**£285,000+**

**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 Church Street Recreation Ground are within easy reach. Transport links are provided by Winchmore Hill rail station.

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

**Accommodation**  
**Ground Floor**  
 Through Reception Room  
 Kitchen  
 Conservatory

**First Floor**  
 Three Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from both front and rear gardens.



LOT 22

6 Week Completion Available  
**96B Elgin Road, Ilford,  
 Essex IG3 8LW**

\*Guide Price  
**£110,000+**

**A Vacant Ground Floor One Bedroom Flat with Potential to be Converted into a Two Bedroom Flat (Subject to Obtaining all Necessary Consents)**

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of Seven Kings Park are within easy reach. Transport links are provided by Newbury Park underground station (Central line) and Ilford rail station (Elizabeth Line).

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

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

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Bathroom

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





# LOT 22A

## 39 Langdale Road, Dunstable, Bedfordshire LU6 3NR

\*Guide Price  
**£265,000+**

**A Vacant Three Bedroom Semi Detached House with Land to the Side. A Planning Application has been Submitted for the Erection of an Additional Three Bedroom House to the Side (Awaiting Decision).**

### Tenure

Freehold

### Description

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

### Planning

A planning application has been submitted for the erection of an additional three bedroom house to the side of the existing 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 property is situated on a residential road close to local shops and amenities. The open spaces of Bennett's Recreation Ground are within easy reach. Transport links are provided by Leagrave rail station and the M1.

### Accommodation

#### Ground Floor

Reception Room  
Kitchen

#### First Floor

Three Bedrooms  
Bathroom

### Exterior

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

### EPC Rating E



# LOT 23

## 147 Ashford Road, Eastbourne, East Sussex BN21 3UA

\*Guide Price  
**£135,000+**

**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 Eastbourne Beach are within easy reach. Transport links are provided by Eastbourne rail station.

### Description

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

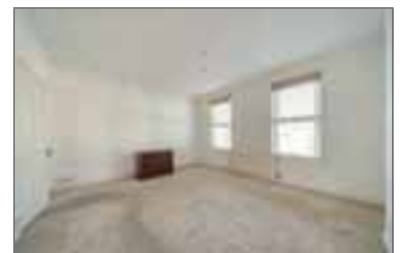
### Accommodation

#### Ground Floor

Two Reception Rooms  
Kitchen  
Two Bedrooms  
Bathroom

### Exterior

The property benefits from a rear garden.



LOT 24

## Flat 2A, 13 The Avenue, Worcester Park, Surrey KT4 7EW

\*Guide Price  
**£50,000-£100,000**

### A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £14,360.28 Per Annum

#### 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 Worcester Park rail station.

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,196.69 per calendar month.

#### Tenure

Leasehold. The property is held on a 999 year lease from 25th June 1986 (thus approximately **961 years unexpired**).

#### Accommodation

**First Floor**  
Studio Room with Kitchenette  
Bathroom

#### Exterior

The property benefits from allocated parking.



LOT 25

## Flat 3 Chadbury Court, Watford Way, Mill Hill, London NW7 2QG

\*Guide Price  
**£210,000+**

### A Vacant Ground Floor Three Bedroom Flat

#### 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.

#### Description

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

#### EPC Rating C

#### Tenure

Leasehold. The property is held on a 125 years from 29th September 1984 (thus approximately **84 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom



# LOT 25A

R/O 28 Argyle Square, Kings Cross, London WC1H 8AP

\*Guide Price  
**£150,000-£200,000**

**A Well Located Vacant Derelict Mid Terrace Workshop. Potential for Development (Subject to Obtaining all Relevant Consents).**

**Location**

The property is situated in the sought after area of Kings Cross close to local shops and amenities. The open spaces of St George's Gardens are within easy reach. Transport links are provided by Euston underground station (Northern line) and King's Cross rail station.

**Description**

The property comprises a derelict mid terrace workshop. The property requires a program of refurbishment.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Workshop

G.I.A Measuring Approximately 51 sq m (549 sq ft)

**Joint Auctioneers**



# LOT 26

6 Week Completion Available  
75 Chadwin Road, Canning Town, London E13 8ND

\*Guide Price  
**£275,000+**

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £21,900 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 8th December 2022 at a rent of £1,825 per calendar month (Holding Over).

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.



LOT 27

2 Godbold Road, Stratford,  
London E15 3AL\*Guide Price  
**£285,000+****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 Star Park are within easy reach. Transport links are provided by West Ham underground station (Circle line) and rail station.

**Description**

The property comprises a three bedroom end of terrace house arranged over ground and first floors presented in shell condition. The property requires a program of refurbishment. We understand there may be potential for the property to be converted into a four bedroom house.

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

The property benefits from a rear garden.

**Note**

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



LOT 27A

39 Abbott Road, Abingdon,  
Oxfordshire OX14 2DT\*Guide Price  
**£200,000+****A Vacant Three Bedroom Semi Detached House. Potential for Side and Rear Extensions (Subject to Obtaining all Relevant Consents).****Location**

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

**Planning**

Plans have been drawn up for the extension above the garage, loft conversion and six-metre extension to the rear. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Tenure**

Freehold

**Description**

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

**Accommodation****Ground Floor**Two Reception Rooms  
Kitchen  
Utility Room  
Study  
Separate WC**First Floor**Three Bedrooms  
Bathroom**GIA Approximately: 101 sq m (1,083 sq ft)****Exterior**

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



# LOT 28

## 59 Margarite Way, Wickford, Essex SS12 0ES

\*Guide Price  
**£200,000+**

### A Vacant Two Bedroom Semi Detached House

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Conservatory  
Bathroom

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

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



# LOT 29

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

\*Guide Price  
**£215,000+**

### 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 30

**30 Millstream Close, Hitchin,  
Hertfordshire SG4 0DA**

\*Guide Price  
**£60,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st June 1984 (thus approximately **58 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 Walsworth Common are within easy reach. Transport links are provided by Hitchin rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 31

**6 Week Completion Available**  
**9 Shaw Court, Ninehams Road, Caterham,  
Surrey CR3 5LG**

\*Guide Price  
**£110,000+**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1965 (thus approximately **39 years unexpired**).

**Location**

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

**Description**

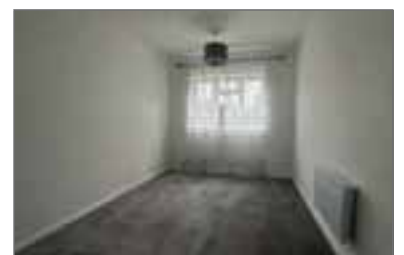
The property comprises a first floor two bedroom flat situated within a purpose built block arranged over ground and two upper floors.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a garage and off street parking.



# LOT 32

## 2 Pembroke Road, Bristol, Bristol City BS11 9SQ

\*Guide Price  
**£70,000+**

### A Vacant First Floor Three Bedroom Flat

#### Location

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

#### Description

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

#### Tenure

Leasehold. The property is held on a new 999 year lease.

#### Accommodation

##### First Floor

Reception Room with Open Plan Kitchen  
Three Bedrooms  
Bathroom



# LOT 33

## 279 Moorfield, Harlow, Essex CM18 7QW

\*Guide Price  
**£50,000-£100,000**

### 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 Harlow Woods are within easy reach. Transport links are provided by Roydon rail station and the A1169.

#### Description

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

#### Note

The vendor estimates that the potential rental value for this property if presented in good condition is circa £1,000 per calendar month (£12,000 per annum). Buyers should rely on their own enquiries.

#### Tenure

Leasehold. The property is held on a 125 year lease from 9th May 1983 (thus approximately **83 years unexpired**).

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom



**LOT 33A**

**Land Adjacent to 114 Alnwick Road, Lee, London SE12 9BS**

\*Guide Price  
**£60,000+**

**A Plot of Land Measuring Approximately 2,700 sq ft Offered with Planning Permission for the Erection of a Two Bedroom End of Terrace House**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 2,000 sq ft.

**Planning**  
Greenwich Borough Council granted the following planning permission (ref: 24/2162/F) on 14th October 2024: 'Construction of a new end-of-terrace 2-bedroom dwelling on land adjacent to 114 Alnwick Road'.



**LOT 34**

**12 Southcourt Avenue, Leighton Buzzard, Bedfordshire LU7 2QD**

\*Guide Price  
**£250,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

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

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

**Accommodation**  
**Ground Floor**  
Three Reception Rooms  
Kitchen  
Conservatory

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.





LOT 35

93 Beedell Avenue, Westcliff-on-Sea,  
Essex SS0 9JR

\*Guide Price  
£190,000+

**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 Chalkwell Park are within easy reach. Transport links are provided by Southend Victoria rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear yard.



LOT 36

6 Week Completion Available  
47 Macaulay Road, East Ham,  
London E6 3BJ

\*Guide Price  
£120,000+

**A Vacant First Floor Two Bedroom Maisonette**

**Tenure**  
Leasehold. The property is held on a 99 year lease from 25th December 1977 (thus approximately 51 years unexpired).

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

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

**Accommodation**  
**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from a private rear garden.



**LOT 36A**

**142A & 142B Chesterfield Road, Ashford, Surrey TW15 3PD**

**\*Guide Price  
£300,000+**

**A Vacant Detached Building Arranged to Provide Two Flats (1 x Two Bedroom & 1 x One Bedroom)**

**Tenure**  
Freehold

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

**Description**  
The property comprises a detached building arranged to provide two x one bedroom flats.

**Accommodation**  
**Ground Floor - Flat 1**  
Reception Room/Kitchen  
Two Bedrooms  
Bathroom

**First Floor - Flat 2**  
Reception Room/Kitchen  
Bedroom  
Bathroom

**Exterior**  
The property benefits from a rear garden.



**LOT 37**

**Flat 27 Tavistock Court, Tavistock Square, Bloomsbury, London WC1H 9HE**

**\*Guide Price  
£90,000+**

**A Vacant Third Floor Studio Flat**

**Tenure**  
Leasehold. The property is held on a 54 year lease from 25th December 1978 (thus approximately **7 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Tavistock Square Gardens are within easy reach. Transport links are provided by Euston Square underground station (Circle line) and Farringdon rail station.

**Description**  
The property comprises a third floor studio flat situated within a purpose built block arranged over ground and eight upper floors. The property requires a program of refurbishment.

**Accommodation**  
**Third Floor**  
Studio Room  
Kitchen  
Bathroom



# LOT 38

## Heath Cottage, Fyrsway, Fairlight, Hastings, East Sussex TN35 4BG

\*Guide Price  
**£280,000+**

**A Vacant Three Bedroom Detached Chalet Bungalow Situated on a Substantial Plot of Land Measuring Approximately 0.24 Acres (0.10 Hectares). Potential To Extend (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 Hasting National Park back on to the property. Transport links are provided by Three Oaks rail station.

**Description**

The property comprises a three bedroom detached chalet bungalow arranged over ground and first floors. The property is situated on a substantial plot on land measuring approximately 0.24 acres (0.10 hectares).

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**First Floor**

Bedroom

**Exterior**

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



# LOT 39

## Flat 57 Dudley Court, Upper Berkeley Street, Marylebone, London W1H 5QB

\*Guide Price  
**£170,000+**

**A Vacant Fourth Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 80 year lease from 29th September 1979 (thus approximately **35 years unexpired**).

**Location**

The property is situated in the highly sought after area of Paddington close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Marble Arch underground station (Central line).

**EPC Rating C**

**Description**

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

**Accommodation**

**Fourth Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 40

## Flat 1 Bramford Court, High Street, Southgate, London N14 6DH

\*Guide Price  
**£375,000+**

### A Vacant Ground Floor Three Bedroom Flat

#### Tenure

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

#### Location

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

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a private balcony and communal gardens.



LOT 40A

## 70 The Esplanade, Weymouth, Dorset DT4 7AA

\*Guide Price  
**£375,000+**

### A Grade II Listed Building Arranged to Provide a Lower Ground and Ground Floor Retail Unit (Sold Off) and Three Flats (1 x Two Bed, 2 x One Beds) Part Let Producing £19,800 Per Annum

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a Grade II Listed building arranged to provide a lower ground and ground floor retail unit and three flats (1 x two beds, 2 x one beds) on the upper floors.

#### Accommodation

**Lower Ground and Ground Floor**  
Retail Unit

#### First Floor

Two Bedroom Flat - Not Inspected

#### Second Floor

One Bedroom Flat - Not Inspected

#### Third Floor

One Bedroom Flat - Not Inspected

#### Tenancy

The shop has been sold off on a 999 year lease.

Flat 1 and 2 are subject to individual tenancies producing a combined rent of £19,800 per annum. Flat 3 is vacant.



LOT 41

111A Foxley Lane, Purley,  
Surrey CR8 3HQ

\*Guide Price  
**£1,500,000+**



**A Five Bedroom Detached House on a Large Site Offered With Planning Permission for Conversion into 2 x Five Bedroom Semi-Detached Houses and the Erection of 2 x Three Bedroom Semi-Detached Bungalows to the Rear**

**Location**

The property is situated on a predominantly residential road in Purley close to local shops and amenities. Numerous open spaces are within easy reach. Transport links are provided by Purley rail station and local buses.

**Description**

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

**Accommodation**

**Ground Floor**

Two Large Reception Rooms  
Kitchen  
2 x WC's  
Integral Double Garage

**First Floor**

Five Bedrooms (2x Ensuite)  
Bathroom

**Exterior**

The property benefits from a large rear garden with a disused swimming pool and a large driveway for multiple cars.

All four properties will benefit from private gardens and off-street parking.

**Planning**

Croydon Borough Council granted the following planning permission on Appeal (ref: 22/04408/FUL) on the 12th August 2024: 'Extension and conversion of the existing dwelling to create 2x five-bedroom semi-detached houses and erection of 2x three-bedroom bungalows to the rear of the site.'

**Proposed Accommodation**

**Each Semi-Detached Houses consists of:**

**Ground Floor**

Reception Room  
Kitchen/Diner  
Snug/Playroom  
Office  
Utility  
WC

**First Floor**

Four Bedrooms (1 x Ensuite)  
Bathroom

**Second Floor**

Bedroom with Ensuite  
Balcony

**GIA of each House is approx. 213 sq m / 2,292 sq ft**

**Each Semi-Detached Bungalow consists of:**

**Ground Floor**

Open Plan Reception/Kitchen Room  
Three Bedrooms (1 x Ensuite)  
Utility  
Bathroom

**GIA of Bungalow 1 is approx. 121 sq m / 1,302 sq ft**

**GIA of Bungalow 2 is approx. 115 sq m / 1,237 sq ft**

**Tenure**

Freehold

**Exterior**

All four properties will benefit from private gardens and off-street parking.

**Joint Auctioneers**

**HAMMERED**

LOT 42

77 Garden Avenue, Hatfield, Hertfordshire AL10 8LH

\*Guide Price  
**£185,000+**

**A Vacant Three Bedroom Mid Terrace House. Potential to be Extended (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 Cherry Way Park are within easy reach. Transport links are provided by Hatfield rail station and the A1(M).

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Utility Room

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.



LOT 42A

15A Nelson Road, Twickenham, Middlesex TW2 7AR

\*Guide Price  
**£165,000+**

**A Vacant First Floor One Bedroom Flat**

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

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

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

**Accommodation**  
**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 42B | 15 Nelson Road, Twickenham, Middlesex TW2 7AR

\*Guide Price  
**£145,000+**

## A Vacant Ground Floor Office Offered With Planning Permission to Convert into a One Bedroom Flat

### Tenure

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

### Location

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

### Description

The property comprises a ground floor commercial unit with planning permission to convert into a one bedroom garden flat.

### Accommodation

**Ground Floor**  
Three Office Rooms  
WC

### Exterior

The property benefits from a rear garden.

### Planning

Richmond Borough Council granted the following planning permission (ref: 23/1615/GPD26) on 14th August 2023 : ' Conversion of existing ground floor offices to residential. Retention of existing rear garden including secure cycle storage unit and recycling bin area.'



# LOT 43 | 12 Black Horse Parade, High Road, Eastcote, Pinner, Middlesex HA5 2EN

\*Guide Price  
**£100,000+**

## 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 Eastcote House Gardens are within easy reach. Transport links are provided by Eastcote underground station (Metropolitan line).

### Description

The property comprises a first floor two bedroom maisonette situated within a mixed use parade arranged over ground and two upper floors.

### EPC Rating C

### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1965 (thus approximately **40 years unexpired**).

### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT 44

By Order of the LPA Receivers  
**First and Second Floor Maisonette, 5 South Terrace,  
 Surbiton, Surrey KT6 6HT**

\*Guide Price  
**£550,000+**

**A First and Second Floor Three Bedroom Split Level Maisonette**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Fishponds Park are within easy reach. Transport links are provided by Berrylands rail station and the A307.

**Description**

The property comprises a first and second floor three bedroom split level maisonette situated within a Grade II Listed semi detached building arranged over ground and three upper floors.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by a valuation report provided by the Receiver. With this in mind, the layout for the property may not be accurate. The internal photos have been taken for the valuation report dated December 2021. Please note the Receivers have no interest in the freehold.

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th December 1990 (thus approximately **965 years unexpired**).

**Accommodation**

**First Floor**  
 Reception Room  
 Kitchen  
 Two Bedrooms  
 Bathroom  
 Separate WC

**Second Floor**

Bedroom  
 Bathroom  
 Separate WC

**GIA Approximately: 102 sq m (1,097 sq ft)**

**Exterior**

The property benefits from a private roof terrace.

**EPC Rating D**



LOT 45

**11 Sussex Lodge, North Parade, Horsham,  
 West Sussex RH12 2DD**

\*Guide Price  
**£110,000+**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 4th December 1985 (thus approximately **59 years unexpired**).

**Location**

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

**Exterior**

The property benefits from communal gardens and off street parking.





## LOT 45A | 43 High Street, Sturry, Kent CT2 0BD

\*Guide Price  
**£160,000+**

**A Vacant Grade II Listed Corner Building Formerly Used as a Dental Practice. A Planning Application has been Submitted to Convert to a Residential Dwelling (Awaiting Decision).**

### Tenure

Freehold

### Planning

The following planning application has been submitted to Canterbury City Council (ref: CA/24/02004) on 8th November 2024: 'Change of use from dental practice to residential dwelling.' 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.

### Note

Prior to its use as a dental surgery, the property had residential use.

### Location

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

### Description

The property comprises a Grade II listed corner building arranged over ground and first floors.

### Proposed Accommodation

#### Ground Floor

Reception Room  
Kitchen  
Study  
WC

#### First Floor

Four Bedrooms  
Bathroom



## LOT 46 | 5 Upper Village Road, Ascot, Berkshire SL5 7BA

\*Guide Price  
**£225,000+**

**A Vacant Two Bedroom Semi Detached House**

### Tenure

Freehold

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Victory Field Recreation Ground & Tennis Courts are within easy reach. Transport links are provided by Ascot rail station.

### Description

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

### Accommodation

#### Ground Floor

Two Reception Rooms  
Kitchen  
Bathroom

#### First Floor

Two Bedrooms

### Exterior

The property benefits from a rear garden.



**LOT 47**

**212 Empire Court, North End Road, Wembley, Middlesex HA9 0AL**

\*Guide Price  
**£135,000+**

**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 Chalkhill Park are within easy reach. Transport links are provided by Neasden underground station (Jubilee line) and Wembley Stadium rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 92 year lease from 20th January 1983 (thus approximately **50 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a balcony.



**LOT 48**

**28A Wellington Road, Hatch End, Middlesex HA5 4NL**

\*Guide Price  
**£300,000+**

**A Vacant Ground Floor Two Bedroom Maisonette**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Montesole Playing Fields are within easy reach. Transport links are provided by Hatch End overground station and Pinner underground station (Metropolitan line).

**Description**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 25th December 2015 (thus approximately **116 years unexpired**).

**Accommodation**

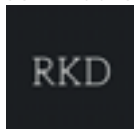
**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



**Joint Auctioneers**



# LOT 48A

By Order of the LPA Receivers  
**Flat 7, 14 Andre Street, Hackney,  
 London E8 2AA**

\*Guide Price  
**£450,000+**

## A Vacant Second Floor Two Bedroom Flat

### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2016 (thus approximately **116 years unexpired**).

### Location

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

### Description

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

### EPC Rating B

### Accommodation

**Second Floor**  
 Reception Room with Open Plan Kitchen  
 Two Bedrooms  
 Bathroom

### Exterior

The property benefits from a private balcony.

### On the Instructions of



# LOT 49

By Order of the LPA Receivers  
**196A Devonshire Road, Forest Hill,  
 London SE23 3TQ**

\*Guide Price  
**£250,000+**

## A Vacant Ground Floor One Bedroom Maisonette

### Location

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

### Description

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

### Exterior

The property benefits from direct access to the rear garden.

### Planning

We have been advised by the Sellers that the property only has planning permission to be arranged as a one bedroom flat and that the property has an unregulated rear extension which is in breach of the lease. Please refer to the legal pack for more information.

### Tenure

Leasehold. The property is held on a 125 year lease from 23rd May 1988 (thus approximately **88 years unexpired**).

### Accommodation

**Ground Floor**  
 Reception Room  
 Dining Room  
 Kitchen  
 Bedroom  
 Bathroom  
 Two Further Rooms

### EPC Rating C



LOT **50**

**87 Agincourt Road, Hampstead,  
London NW3 2NT**

\*Guide Price  
**£140,000+**

**A Vacant Well Located Ground Floor Commercial Unit**

**Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 2008 (thus approximately **983 years unexpired**).

**Location**

The property is situated in the sought after area of Hampstead on a mixed use road close to local shops and amenities. The open spaces of Hampstead Heath are within easy reach. Transport links are provided by Belsize Park underground station (Northern line) and Gospel Oak overground station.

**Description**

The property comprises a ground floor commercial unit situated within an end of terrace building.

**Accommodation**

**Ground Floor**  
Commercial Unit

G.I.A. Approximately 160 sq ft

**Joint Auctioneers**



LOT **50A**

**6 Week Completion Available**  
**Flat 6, 1 Canham Road, South Norwood,  
London SE25 6RZ**

\*Guide Price  
**£90,000+**

**A Vacant Second Floor One 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 rail station.

**Description**

The property comprises a second floor one bedroom flat situated within a detached building arranging over ground and two upper floors.

**Tenure**

Leasehold. The property is held on a 125 year lease from 2nd March 2016 (thus approximately **116 years unexpired**).

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 51

### 18 Hollman Gardens, Streatham, London SW16 3SJ

\*Guide Price  
**£500,000+**

#### A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £29,884.92 Per Annum Combined.

**Tenure**  
Freehold

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

**Description**  
The property comprises a three bedroom mid terrace house arranged over ground and two upper floors. The property benefits from a garage which we understand from the seller has been converted into a study.

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

**Accommodation**  
**Ground Floor**  
Study  
Kitchen  
Bathroom

**First Floor**  
Reception Room  
Kitchen

**Second Floor**  
Three Bedrooms  
Bathroom

**Tenancy**  
The property is subject to two periodic tenancies at a rent of £2,490.41 per calendar month combined.

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



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LOT **52**

**Unit 1-7 14A Andre Street, Hackney, London E8 2AA**

\*Guide Price  
**£600,000+**

**A Mid Terrace Building Arranged to Provide Seven Office Units Part Let Producing £24,665 Per Annum**

**Tenure**  
Freehold

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

**Description**  
The property comprises seven office units situated within a mid terrace building arranging over ground and three upper floors.

**Tenancy**  
Three of the seven units are let at a combined rent of £24,665 per annum. Please refer to the legal pack for further details.

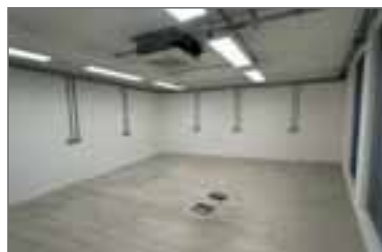
**Accommodation**  
**Ground Floor**  
Office Unit

**First Floor**  
Two Office Units

**Second Floor**  
Two Office Units

**Third Floor**  
Two Office Units

Total G.I.A Measuring  
Approximately 334 sq m / 3,593 sq ft



LOT **53**

**6 Week Completion Available**  
**17 Chamberlain Road, Chatham, Kent ME4 5HT**

\*Guide Price  
**£110,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
Freehold

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

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms

**Exterior**  
The property benefits from a rear garden.



LOT 54

Highfields Residential Care Home, Culver Street, Newent, Gloucestershire GL18 1JA

\*Guide Price  
£785,000+



**A Vacant Twenty Seven Bedroom Detached Former Care Home with a Two Bedroom Annex. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

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

**Description**  
The property comprises a twenty seven bedroom detached care home arranged over ground and two upper floors.

**EPC Rating B**

**Accommodation**  
**Ground Floor**  
Four Reception Rooms  
Two Kitchens  
Seven Bedrooms (Four with En-Suite)  
Utility Room  
Office  
Storage Room  
Spa Room  
Bathroom  
Two WCs

**Exterior**  
The property benefits from communal gardens and off street parking.

**First Floor**  
Reception Room  
Sixteen Bedrooms (Thirteen with En-Suite)  
Two Storage Rooms  
Bathroom  
WC

**Second Floor**  
Four Bedrooms (Two with En-Suite)  
Room  
WC

**Annex**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

LOT 55

## Flat 22 Brampton Court, Brampton Grove, Hendon, London NW4 4AJ

\*Guide Price  
**£45,000+**

### A Vacant Third Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1936 (thus approximately **10 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 Hendon Park are within easy reach. Transport links are provided by Hendon Central underground station (Northern line) and Hendon rail station.

#### 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**  
Through Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT 55A

## 29 Gateway, Walworth, London SE17 3UE

\*Guide Price  
**£200,000+**

### A Vacant Third and Fourth Floor Six Room Split Level Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 16th February 2004 (thus approximately **104 years unexpired**).

#### Location

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

#### Accommodation

**Third Floor**  
Kitchen  
Two Rooms

#### Fourth Floor

Four Rooms  
Bathroom

#### Exterior

The property benefits from off street parking.

#### Description

The property comprises a third and fourth floor six room split level flat situated within a purpose built block arranged over ground and three upper floors.

EPC Rating E





LOT **56**

**22 Beanacre Road, Melksham,  
Wiltshire SN12 8AH**

\*Guide Price  
**£90,000+**

**A Vacant Two Bedroom Semi Detached House**

**Tenure**  
Freehold

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

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

**Accommodation**  
**Ground Floor**  
Through Reception Room  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.



LOT **57**

**6 Week Completion Available**  
**8 Saxon Close, Brentwood,  
Essex CM13 2EU**

\*Guide Price  
**£210,000+**

**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 Merrymeade Country Park are within easy reach. Transport links are provided by Shenfield rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen/Diner

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens and potential to create off street parking (subject to obtaining all relevant consents)



LOT **58**

**11B Chestnut Road, Enfield, Middlesex EN3 6SX**

\*Guide Price  
**£115,000+**

**A Vacant First and Second 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 Regional Open Space 9Belmore Playing Fields) are within easy reach. Transport links are provided by Enfield Lock rail station.

**Description**

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

**Tenure**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Second Floor**

Bedroom



LOT **58A**

**60 Trent Gardens, Southgate, London N14 4QN**

\*Guide Price  
**£500,000+**

**A Vacant Three Bedroom End of Terrace House**

**Location**

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

**Description**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

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



# LOT 59

## 1 Manston Court Road, Manston, Ramsgate, Kent CT12 5AX

\*Guide Price  
**£145,000+**

### 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 Manston Park are within easy reach. Transport links are provided by Ramsgate 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 front side and rear gardens.



# LOT 60

## 21 Wolverton Road, Stanmore, Middlesex HA7 2RN

\*Guide Price  
**£385,000+**

### 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 Canons Park are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line)

**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 off street parking and a rear garden.

**EPC Rating C**



## LOT 60A

6 Week Completion Available  
**59 Edred Road, Dover,  
 Kent CT17 0BU**

\*Guide Price  
**£95,000+**

**A Vacant Three Bedroom Mid Terrace Three Storey 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 three bedroom mid terrace house arranged over lower ground, ground and first floors.

**Accommodation**  
**Lower Ground Floor**

Kitchen  
 Bathroom  
 Utility Room  
 Storage Room  
 WC

**Ground Floor**

Reception Room  
 Bedroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden.



## LOT 61

**150B Braemar Avenue, Neasden,  
 London NW10 0DS**

\*Guide Price  
**£300,000+**

**A Ground Floor Two Bedroom Maisonette Subject to an Assured Shorthold Tenancy Producing £17,400 Per Annum**

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 22nd June 2022 at a rent of £1,450 per calendar month (holding-over).

**Tenure**

Leasehold. The property is held on a 189 year lease from 25th December 1959 (thus approximately 124 years unexpired).

**Accommodation**

**Ground Floor**  
 Reception Room  
 Kitchen  
 Two Bedrooms  
 Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



**LOT 62**

**30 Craddocks Avenue, Ashted,  
Surrey KT21 1PB**

\*Guide Price  
**£425,000+**

**A Vacant Three Bedroom Semi Detached House. Potential for a Loft and Rear Extension (Subject to Obtaining all Necessary Consents)**

**Tenure**  
Freehold

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

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

**EPC Rating** D

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom  
WC

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



**LOT 63**

**6 Week Completion Available**  
**5 Park Road, South Norwood,  
London SE25 6LA**

\*Guide Price  
**£110,000+**

**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 South Norwood Recreation Ground are within easy reach. Transport links are provided by Norwood Junction overground station and rail station.

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

**Exterior**  
The property benefits from a rear garden.

**Tenure**  
Leasehold. The property is held on a 99 year lease from 29th September 1980 [thus approximately **54 years unexpired**]. A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT **64****174 Keith Lucas Road, Farnborough,  
Hampshire GU14 0DG**\*Guide Price  
**£185,000+****A Vacant Three Bedroom Mid Terrace House. Potential for a Loft Conversion and to Create Off Street Parking (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 King George V Playing Field are within easy reach. Transport links are provided by Farnborough 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 both front and rear gardens.

LOT **65****24 Briar Meads, Oadby, Leicester,  
Leicestershire LE2 5WD**\*Guide Price  
**£165,000+****A Vacant Three Bedroom 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 Brocks Hill Country Park are within easy reach. Transport links are provided by South Wigston rail station.

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



# LOT 65A

## Land at 138 Bedminster Down Road, Bristol, Avon BS13 7AF

\*Guide Price  
**£50,000+**

**A Plot of Land Measuring Approximately 242 sq m (2,605 sq ft). A Planning Application Has Been Submitted for the Erection of 2 x Three Bedroom Houses (Awaiting Decision)**

### Location

The plot is situated on a residential road close to local shops and amenities. The open spaces of Manor Woods Valley are within easy reach. Transport links are provided by Parson Street rail station.

### Planning

The following planning application has been submitted to Bristol City Council (ref: PP-13669413) on 08/01/2025: 'Erection of 2 x Three Bedroom Houses.' 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.

### Tenure

Freehold

### Description

The lot comprises a plot of land measuring approximately 242 sq m (2,605 sq ft). Plans have been submitted for the erection of 2 x three bedroom houses (awaiting decision).

### 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 66

## 97 Caledon Road, East Ham, London E6 2HD

\*Guide Price  
**£450,000+**

**A Four 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 Plashet 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 four bedroom mid terrace house arranged over ground and first floors.

### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen

### First Floor

Four Bedrooms  
Two Bathrooms

### Exterior

The property benefits from a rear garden.

### Tenancy

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

### EPC Rating D



**LOT 67**

**14-15 Market Place, Whittlesey, Peterborough, Cambridgeshire PE7 1AB**

\*Guide Price  
**£260,000+**

**A Grade II Listed Detached Building Arranged to Provide 2 x Retail Units and 2 x One Bedroom Flats Part Let Producing £25,000 Per Annum (Reflecting a Gross Initial Yield of 9.6%)**

**Tenure**

Freehold

**Location**

The property is situated in Whittlesey town centre, nearby multiples include Subway, Domino's & Betfred . The open spaces of Manor Field are within easy reach. Transport links are provided by Whittlesea rail station.

**EPC Rating C**

**Accommodation & Tenancy Schedule**

| Property                 | Floor  | Accommodation    | Tenancy Details                           | Current Rent     |
|--------------------------|--------|------------------|---|------------------|
| 14 Market Street         | Ground | Retail           | Lease for 3 years from 2nd February 2025  | £9,600 Per Annum |
| Flat 1, 14 Market Street | First  | One Bedroom Flat | AST for 12 months from 1st April 2023     | £7,200 Per Annum |
| Flat 2, 14 Market Street | First  | One Bedroom Flat | AST for 18 months from 23rd November 2024 | £8,280 Per Annum |
| 15 Market Street         | Ground | Retail           | Vacant                                    | Vacant           |

**Description**

The property comprises a detached building arranged to provide 2 x ground floor retail units and 2 x first floor one bedroom flats.



**LOT 68**

**6 Week Completion Available  
123 Berridge Road, Sheerness, Kent ME12 2AE**

\*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 Sheerness Beach are within easy reach. Transport links are provided by Queenborough rail station and the A249.

**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  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden.





**LOT 69**

**22 Turrell Drive, Kessingland, Lowestoft, Suffolk NR33 7UA**

\*Guide Price  
**£230,000+**

**A Vacant Two Bedroom Semi Detached Bungalow Offered with Planning Permission for the Creation of an Additional Two Bedroom Bungalow**

**Tenure**

Freehold

**Location**

The property occupies a corner plot in a residential area close to local shops and amenities. It is a 14-minute walk to Kessingland beach and a 17-minute drive to Southwold. Oulton Broad South and Lowestoft rail stations provide transport links to Ipswich and Norwich.

**Exterior**

The property benefits from a rear garden, garage, and a substantial side garden. The proposed accommodation has two additional parking spaces.

**Planning**

East Suffolk Council granted the following planning permission (ref: DC/24/2284/FUL) on 3rd July 2024: 'Construction of new single storey dwelling adjacent to 22 Turrell Drive and provision of two parking spaces.'

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Conservatory

**Proposed Accommodation**

**Ground Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms  
Bathroom



**LOT 70**

**12 Reynolds Close, Carshalton, Surrey SM5 2AY**

\*Guide Price  
**£75,000+**

**A Vacant First Floor Two Bedroom Maisonette**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1938 (thus approximately **12 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

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

**Description**

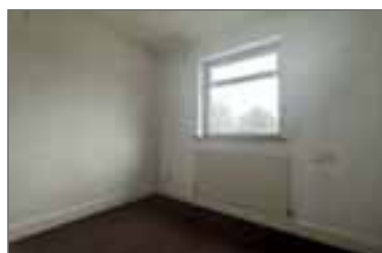
The property comprises a first floor two bedroom maisonette situated within a semi detached building arranged over ground and first floors.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private rear garden.



**LOT 70A**

**83 Crowthorp Road, Northampton, Northamptonshire NN3 5EY**

\*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 Rectory Farm Pocket Park are within easy reach. Transport links are provided by Northampton 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 garden.



**LOT 71**

**27 Hardwicke Place, London Colney, St. Albans, Hertfordshire AL2 1PX**

\*Guide Price  
**£100,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Napsbury Park are within easy reach. Transport links are provided by Park Street rail station and the M25.

**Description**  
The property comprises a second floor two bedroom flat situated within a purpose built block arranging over ground and two upper floors. The property requires a program of refurbishment.

**Tenure**  
Leasehold. The property is held on a 99 year lease from 25th December 1979 (thus approximately **54 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Accommodation**  
**Second Floor**  
Reception Room/Kitchen  
Two Bedroom  
Bathroom



# LOT 72

## 19 Rushes Court, Bishop's Stortford, Hertfordshire CM23 3YP

\*Guide Price  
**£60,000-£120,000**

### A Vacant Ground Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1983 (thus approximately **58 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bluebell Woods Rushey Mead are within easy reach. Transport links are provided by Bishop's Stortford rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from off street parking.

#### Note

The vendor estimates that the potential rental income for this property if presented in good condition is circa £1,200 per calendar month (£14,400 per annum). Buyers should rely on their own enquiries.



# LOT 73

## 238 High Street, Beckenham, Kent BR3 1EN

\*Guide Price  
**£140,000+**

### A Vacant First Floor Three Bedroom Flat

#### Tenure

Leasehold. The property is held on a new 999 year lease.

#### Location

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

#### Description

The property comprises a first floor three bedroom flat situated within a mixed use parade arranged over ground and first floors.

#### Accommodation

**First Floor**  
Reception Room/ Kitchen  
Three Bedrooms  
Bathroom



LOT **74**

6 Week Completion Available  
**125 Linley Crescent, Romford,  
 Essex RM7 8RB**

\*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 Lawns Park are within easy reach. Transport links are provided by Romford rail station (Elizabeth Line).

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

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Conservatory  
 Kitchen  
 WC

**First Floor**  
 Three Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from a rear garden

**EPC Rating C**



LOT **75**

**241 Hawthorne Road, Bootle,  
 Merseyside L20 3AW**

\*Guide Price  
**£45,000+**

**A Vacant Three Bedroom End of Terrace 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 Derby Park are within easy reach. Transport links are provided by Liverpool Lime Street 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**  
 Two Reception Rooms  
 Kitchen

**Mid Floor**  
 Bedroom  
 Bathroom

**First Floor**  
 Two Bedrooms

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



# LOT 76

## Flat D, 9-11 Adine Road, Plaistow, London E13 8LL

\*Guide Price  
**£230,000+**

**A First Floor One Bedroom Flat and a Garage Both Subject to Individual Tenancies Producing a Combined Rent of £17,400. Offered with Planning Permission for a Loft Conversion to Create an Additional Bedroom.**

### Tenure

Leasehold. The property is held on a 199 year lease from July 2023

### Location

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

### Tenancy

The flat is subject to an Assured Shorthold Tenancy at a rent of £1,250 per calendar month.

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

### EPC Rating C

### Description

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

### Proposed Accommodation

#### First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Second Floor

Bedroom

### Planning

Newham Borough Council granted the following planning permission (ref: 23/01695/FUL) on 31st July 2023: Creation of dormer to create larger self-contained 2 bedroom duplex flat. Freeholders consent has been granted.



# LOT 77

## 126 Whitefield Road, Bristol, Avon BS5 7TZ

\*Guide Price  
**£135,000+**

**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 Meadow Vale Park are within easy reach. Transport links are provided by Stapleton Road 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

Open Plan Kitchen/Dining Room  
Reception Room  
Bathroom

#### First Floor

Three Bedrooms

### Exterior

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



**LOT 78**

**7 Orton Road, Earl Shilton, Leicester, Leicestershire LE9 7BY**

**\*Guide Price  
£200,000+**

**A Vacant 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 Weaver Springs Play Park are within easy reach. Transport links are provided by Hinckley rail station and the M69.

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

**EPC Rating C**

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
WC  
Utility Room

**First Floor**  
Four Bedrooms (One with En-Suite)  
Bathroom

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



**LOT 79**

**5 Willow Brook, Wick, Littlehampton, West Sussex BN17 7NW**

**\*Guide Price  
£160,000+**

**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 Rosemead Park are within easy reach. Transport links are provided by Littlehampton 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  
Utility Room  
Store Room

**First Floor**  
Reception Room  
Bedroom

**Second Floor**  
Two Bedrooms  
Bathroom

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



LOT 80

Albion Chambers, 1a-3 High Street, Leighton Buzzard, Central Bedfordshire LU7 1DN

\*Guide Price  
£685,000+



**A Freehold Mid Terrace Building Arranged to Provide Vacant First and Second Floors With Works Near Completion Under Permitted Development For the Conversion to Six Flats (1 x Two Bedroom, 5 x One Bedroom). The Three Ground Floor Shops are All Sold Off on Long Leases.**

**Description**

The property comprises a mid terrace building arranged to provide three ground floor shops and first and second floors to be arranged as six flats.

**Planning**

Central Bedfordshire Borough Council granted the following planning permission (ref: CB/22/07339) on 24th June 2022: 'Prior Approval for change of use - commercial/business/service to dwellinghouse: for the change of use of Class E space (former Class B1(a)) to form 6 apartments'. Works have commenced and are near completion.

**Location**

The property is situated on a mixed use parade close to local shops and amenities. Nearby multiples include Argos, Waitrose and Post Office. The open spaces of Parson's Close Recreation Ground are within easy reach. Transport links are provided by Leighton Buzzard rail station.

**Tenancy**

The three ground floor shops are all sold off on 999 year leases.

**Note**

The vendor has advised that there is further development potential in the loft space subject to obtaining all relevant consents.

**Exterior**

The property benefits from four allocated parking spaces.

**Proposed Accommodation**

**Ground Floor**

Three Shops (All Sold Off on Long Leases)

**First Floor**

Four Flats (3 x One Bedroom, 1x Two Bedroom)

**Second Floor**

Two Flats (2 x One Bedroom)

**Joint Auctioneers**

**LDN/INVESTMENTS**

T: 020 7118 0844 E: daniel@ldninvestments.com

LOT 81

**25 Nightingale Shott, Egham,  
Surrey TW20 9SU**\*Guide Price  
**£400,000+****A Five Bedroom End of Terrace Fully Licensed HMO. Fully Let  
Producing £38,400 Per Annum****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a five bedroom end of terrace HMO arranged over ground and first floors.

**Accommodation****Ground Floor**

Communal Reception Room  
Communal Kitchen  
Bedroom

**First Floor**

Four Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden and a garage.

**Tenancy**

The property is subject to a individual tenancies at a combined rent of £3,200 per calendar month.



LOT 82

**Flat 4, 90 Meopham Road, Mitcham,  
Surrey CR4 1BJ**\*Guide Price  
**£230,000+****A First Floor Two Bedroom Flat. Offered with Vacant  
Possession.****Tenure**

Leasehold. The property is held on a 99 year lease from 30th September 2005 (thus approximately **79 years unexpired**).

**Description**

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

**Location**

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

**Accommodation****First Floor**

Reception Room  
Two Bedrooms  
Kitchen  
Bathroom





# LOT 83

## Flat 2, 10 Westbourne Street, Brighton, East Sussex BN3 5PG

\*Guide Price  
**£100,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1980 (thus approximately **54 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

#### Location

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

#### Description

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



# LOT 84

## 163 Brussels Way, Luton, Bedfordshire LU3 3TJ

\*Guide Price  
**£165,000+**

### 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 Bluebell Wood are within easy reach. Transport links are provided by Leagrave 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

**First Floor**  
Three Bedrooms  
Bathroom

#### Exterior

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



LOT **85**

**Land to the Side of 25 Linstead Road, Farnborough, Hampshire GU14 9HH**

\*Guide Price  
**£25,000+**

**A Plot of Land Measuring Approximately 120 sq m (1,292 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Description**

The property comprises a plot of land measuring approximately 120 sq m (1,292 sq ft). Plans have been drawn up for the erection of a detached 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.

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Moor Road Recreation Ground are within easy reach. Transport links are provided by Frimley rail station and the M3.

**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 **86**

**25 Linstead Road, Farnborough, Hampshire GU14 9HH**

\*Guide Price  
**£310,000+**

**A Vacant Three Bedroom Detached House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Hawley Farm Country Park are within easy reach. Transport links are provided by Frimley rail station and the M3.

**Description**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



LOT **87**

**Flat 9 Carmel Court, 14 Holland Road, Manchester,  
Lancashire M8 4NP**

\*Guide Price  
**£35,000-£65,000**

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

**Tenure**

Leasehold. The property is held on a 250 year lease from 1st January 2015 (thus approximately **240 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens.

**Tenancy**

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



## | Viewings

All Open House Viewings are advertised Online.

One of our agents will be at the properties during the advertised times to show you around. You do not need to book an appointment.

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Please note, viewings are subject to change.

[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)



LOT **88**

By Order of the LPA Receivers  
**Beaubush Cottage, Horsham Road, Crawley,  
 West Sussex RH11 6AA**

**\*Guide Price  
 £1,000,000+**



**A Substantial Nine Bedroom Detached Character Building with Three Self-Contained Annexes to the Rear. 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 Kilnwood Vale Park are within easy reach. Transport links are provided by Faygate rail station and the A264.

**Description**

The property comprises an nine bedroom detached character building with three self-contained annexes to the rear.

**Accommodation**

**Ground Floor**

Two Reception Rooms (One with Open Plan Kitchen)  
 Kitchen  
 Bathroom  
 Gym Room  
 Music Room  
 Study Room  
 Utility Room

**First Floor**

Nine Bedrooms (All with En-Suites)  
 Two Separate WC's

**Exterior**

The property benefits from a rear garden and off street parking for 12 cars.

**Planning**

We understand from the vendor that whilst the property has planning permission for its existing layout, the current building has not been constructed according to the approved plans. Please refer to the legal pack for further information.

**LOT 89**

**6 Week Completion Available**  
**36 Daleham Drive, Uxbridge,**  
**Middlesex UB8 3HW**

\*Guide Price  
**£140,000+**

**A Vacant Ground Floor Two Bedroom Maisonette**

**Location**

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

**Description**

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

**Exterior**

The property benefits from a private rear garden.

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st April 1956 (thus approximately **30 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Accommodation**  
**Ground Floor**

Reception Room  
 Kitchen  
 Two Bedroom  
 Bathroom



**LOT 90**

**100 Carnarvon Road, Stratford,**  
**London E15 4QW**

\*Guide Price  
**£130,000+**

**A Vacant Ground and First Floor Two Bedroom Split Level Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1972 (thus approximately **46 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

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

**Description**

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

**Accommodation**  
**Ground Floor**

Reception Room  
 Kitchen

**First Floor**

Two Bedrooms  
 Bathroom

**Exterior**

The property benefits from communal gardens and off street parking.



LOT 91

99 Riddons Road, Grove Park,  
London SE12 9QZ\*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 Chinbrook Park are within easy reach. Transport links are provided by Elmstead Woods rail station.**Description**  
The property comprises a three bedroom mid terrace house arranged over ground and first floors.**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen**First Floor**  
Three Bedrooms  
Bathroom**Exterior**  
The property benefits from both front and rear gardens.**EPC Rating D**

LOT 92

34 Broomfield Avenue, Broxbourne,  
Hertfordshire EN10 6LS\*Guide Price  
**£250,000+****A Two Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £12,000 Per Annum****Tenure**  
Freehold**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Cheshunt Park are within easy reach. Transport links are provided by Cheshunt overground station and rail station.**Description**  
The property comprises a two bedroom end of terrace house arranged over ground and first floors.**Tenancy**  
The property is subject to an Assured Shorthold Tenancy at a rent of £1,000 per calendar month.**EPC Rating D****Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen**First Floor**  
Two Bedrooms  
Bathroom**Exterior**  
The property benefits from a rear garden.

# LOT 93

## Flat 21 Carmel Court, 14 Holland Road, Manchester, Lancashire M8 4NP

\*Guide Price  
**£35,000-£65,000**

### A First Floor Flat Subject to an Assured Shorthold Tenancy Producing £9,000 Per Annum

#### Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2015 (thus approximately **240 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from communal gardens.

#### Tenancy

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



# LOT 94

## 6 Week Completion Available 2 Upper Ruxley Cottages, Maidstone Road, Sidcup, Kent DA14 5AP

\*Guide Price  
**£200,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. There are an abundance of green open spaces surrounding the property. Transport links are provided by Swanley rail station.

#### Description

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

EPC Rating E

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen  
Bathroom

##### First Floor

Three Bedrooms

#### Exterior

The property benefits from a rear garden



LOT 95

824A London Road, Cheam, Sutton,  
Surrey SM3 9BJ

\*Guide Price  
**£110,000+**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1974 (thus approximately **48 years unexpired**).

**Location**

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

**Description**

The property comprises a first floor two bedroom flat situated within a mixed use parade arranging over ground and two upper floors.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Separate WC



LOT 96

81 Harecroft Road, Wisbech,  
Cambridgeshire PE13 1RL

\*Guide Price  
**£150,000+**

**A Vacant Two Bedroom Detached Bungalow**

**Tenure**

Freehold

**Location**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Two Bedrooms  
Kitchen  
Conservatory  
Bathroom

**Exterior**

The property benefits from off street parking and a garden .

**Description**

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

**EPC Rating D**





# LOT 97

**43-43A York Street, Blackpool,  
Lancashire FY1 5AQ**

\*Guide Price  
**£30,000-£90,000**

## A Vacant Fourteen Room End of Terrace Former Hotel

### Location

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

### Description

The property comprises a fourteen room end of terrace building arranging over ground and two upper floors. The property requires a program of refurbishment.

### Tenure

Freehold

### Accommodation

**Ground Floor**  
Three Rooms  
WC

### First Floor

Six Rooms

### Second Floor

Five Rooms  
WC



# LOT 98

**6 Week Completion Available**  
**17 South Street, Canterbury,  
Kent CT1 1EB**

\*Guide Price  
**£120,000+**

## 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 Birley's Pavilion & Playing Field are within easy reach. Transport links are provided by Canterbury West rail station and the A2.

### Description

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

### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen

### First Floor

Three Bedrooms  
Bathroom

### Exterior

The property benefits from both front and rear gardens.



LOT 99

**Land to the Side of 65 Manor Road, Enfield, Middlesex EN2 0AN**

\*Guide Price  
**£100,000+**

**A Plot of Land Measuring Approximately 88 sq m (947 sq ft)**

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Chase Green Gardens are within easy reach. Transport links are provided by Gordon Hill rail station and the A10.

**Description**

The lot comprises a plot of land measuring approximately 88 sq m (947 sq ft). Plans have been drawn up for the erection of a mid terrace 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.

**Tenure**

Freehold

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 100

**1 Sandrock Road, Lewisham, London SE13 7TS**

\*Guide Price  
**£750,000+**

**A Six Bedroom Mid Terrace HMO Subject to an Assured Shorthold Tenancy Producing £78,000 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Tenancy**

The property is subject to individual tenancies at a combined rent of £6,500 per calendar month.

**Accommodation**

**Lower Ground Floor**

Reception Room  
Communal Kitchen

**Ground Floor**

Three Bedrooms (All with En-Suites)  
Conservatory

**First Floor**

Three Bedrooms (All with En-Suites)

**Exterior**

The property benefits from a rear garden.



# LOT 101

**10 Week Completion Available**  
**63 New Moor Crescent, Southminster,**  
**Essex CM0 7DJ**

\*Guide Price  
**£180,000+**

## 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 Althorne Recreation Ground are within easy reach. Transport links are provided by Southminster 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

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



# LOT 102

**12 More Avenue, Aylesbury,**  
**Buckinghamshire HP21 8JY**

\*Guide Price  
**£140,000+**

## A Vacant Three Bedroom Mid Terrace House. Potential To Extend (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 Vale Park are within easy reach. Transport links are provided by Aylesbury rail station.

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

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen  
 Bathroom  
 Separate WC

**First Floor**  
 Three Bedrooms

**Exterior**  
 The property benefits from both front and rear gardens.



LOT **103**

6 Week Completion Available  
**34 Wrens Nest Road, Dudley,  
 West Midlands DY1 3LR**

\*Guide Price  
**£90,000+**

**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 Priory Park are within easy reach. Transport links are provided by Tame Bridge Parkway rail station and the M6.

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

**Accommodation**  
**Ground Floor**  
 Two Reception Rooms  
 Kitchen  
 WC

**First Floor**  
 Three Bedrooms  
 Bathroom

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



LOT **104**

**Roseleigh Cottage, Cookham High Street, Maidenhead,  
 Berkshire SL6 9SF**

\*Guide Price  
**£325,000+**

**A Vacant Two Bedroom Mid Terrace Cottage**

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

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen

**First Floor**  
 Two Bedrooms  
 Bathroom

**Tenure**  
 Freehold

**Location**  
 The property is situated on a mixed-use road in the village of Cookham close to local shops and amenities. The open spaces of Cookham Moor are within easy reach. Transport links are provided by Marlow rail station.

**Joint Auctioneers**

**HAMMERED**



# LOT 105

**6 Week Completion Available**  
**33 Hillen Road, King's Lynn,**  
**Norfolk PE30 5LE**

\*Guide Price  
**£75,000+**

## 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 Harding's Pits are within easy reach. Transport links are provided by King's Lynn 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  
 WC

**First Floor**  
 Three Bedrooms  
 Bathroom

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



# LOT 106

**Flat 2, 34 Langney Road, Eastbourne,**  
**East Sussex BN21 3JP**

\*Guide Price  
**£60,000+**

## A Vacant First Floor One Bedroom Flat

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

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

**Tenure**  
 Leasehold. The property is held on a 999 year lease from 25th December 1989 (thus approximately **964 years unexpired**).

**Accommodation**  
**First Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Bathroom  
 Separate WC



LOT **107**

**9 Paschal Road, Camberley,  
Surrey GU15 4EG**

\*Guide Price  
**£220,000+**

**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 Southcote Park are within easy reach. Transport links are provided by Camberley rail station.

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

**EPC Rating** G

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms

**Exterior**  
The property benefits from a rear garden.



LOT **108**

**14B Great George Street, Weymouth,  
Dorset DT4 7AR**

\*Guide Price  
**£20,000-£40,000**

**A Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 99 sq m (1,066 sq ft). Fully Let Producing £4,800 Per Annum**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 99 sq m (1,066 sq ft).

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

**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

## Land Adjacent to 46 Sawyers Crescent, Maidenhead, Berkshire SL6 3ND

\*Guide Price  
**£125,000+**

**A Plot of Land Measuring Approximately 252 sq m (2,713 sq ft) Offered With Planning Permission for the Erection of a Two Bedroom Bungalow**

### Location

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

### Description

The lot comprises a plot of land measuring approximately 252 sq m (2,713 sq ft).

### Planning

Royal Borough of Windsor & Maidenhead granted the following planning permission (ref: 22/03365) on 20th December 2022 :  
'Construction of x1 detached dwelling with front dormers, associated parking, alterations to vehicular access and new pedestrian access following demolition of the existing garages.'

### Tenure

Freehold

### Proposed Accommodation

**Ground Floor**  
Reception Room (with Open-Plan Kitchen/Diner)  
Bathroom

### First Floor

Two Bedrooms  
Bathroom

### Proposed Accommodation Exterior

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

### Joint Auctioneers

**HAMMERED**



# LOT 110

## 25 Avon Crescent, Brockworth, Gloucester, Gloucestershire GL3 4LQ

\*Guide Price  
**£100,000+**

**A Three Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum**

### Tenure

Freehold

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Mill Lane Playing Fields are within easy reach. Transport links are provided by Gloucester rail station and the M5.

### Description

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

### Accommodation

**Ground Floor**  
Reception Room  
Kitchen

### First Floor

Three Bedrooms  
Bathroom

### Exterior

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

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £650 per calendar month.



LOT 111

6 Week Completion Available  
**49 Greenhill Lane, Leabrooks, Alfreton,  
 Derbyshire DE55 1LU**

\*Guide Price  
**£85,000+**

**A Vacant Three Bedroom Semi Detached House Situated on a Large Plot Measuring Approximately 286 Sq M (3,083 Sq Ft). Potential for 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 Midland Railway Centre Country Park are within easy reach. Transport links are provided by Alfreton rail station.

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
 Kitchen

**First Floor**

Three Bedrooms  
 Bathroom

**Exterior**

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



LOT 112

**31A Hanover Way, Windsor,  
 Berkshire SL4 5NN**

\*Guide Price  
**£95,000+**

**A Vacant First Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 12th March 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 Clewer Memorial Recreation Park are within easy reach. Transport links are provided by Windsor & Eton Central rail station.

**Description**

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

**Accommodation****First Floor**

Reception Room  
 Kitchen  
 Bedroom  
 Bathroom





LOT **113**

**Flat 5 12 Eversfield Place, St Leonards-on-Sea, East Sussex TN37 6BY**

\*Guide Price  
**£90,000+**

**A Vacant Ground and First Floor One Bedroom Split Level Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1991 (thus approximately 966 years unexpired).

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Bathroom

**First Floor**

Kitchen  
Bedroom

**Exterior**

The property benefits from a private rear garden.

**EPC Rating D**



LOT **114**

**20 City View Road, Norwich, Norfolk NR6 5HP**

\*Guide Price  
**£120,000+**

**A Vacant Three Bedroom Semi Detached Bungalow. Potential To Extend Into The Loft (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 Mountfield Park are within easy reach. Transport links are provided by Norwich rail station.

**Description**

The property comprises a three bedroom semi detached bungalow. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

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



LOT **115**

**Flat 519 Churchill Place, Churchill Way, Basingstoke, Hampshire RG21 7AA**

\*Guide Price  
**£70,000+**

**A Vacant Fifth Floor One Bedroom Flat**

**Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 149 year lease from 1st January 2019 (thus approximately **143 years unexpired**).

**Accommodation**

**Fifth Floor**  
Open Plan Reception/Kitchen  
Bedroom  
Bathroom

**GIA Approximately: 39 sq m (419 sq ft)**

**Exterior**

The property benefits from an allocated parking space.



LOT **116**

**104 Newcomen Road, Bedworth, Warwickshire CV12 0EW**

\*Guide Price  
**£70,000+**

**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 The Nook are within easy reach. Transport links are provided by Bedworth rail station and the M6.

**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

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



# LOT 117

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

\*Guide Price  
**£365,000+**

### 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 1999 (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



BLUE ALPINE



#### 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 118

## 56 Temple Place, Reading, Berkshire RG1 6QL

\*Guide Price  
**£160,000-£180,000**

### A Vacant Ground Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st August 2002 (thus approximately **102 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from communal gardens.

EPC Rating C



LOT **119**

**6 Week Completion Available**  
**Flat 5, 20 St. Mary's Road, South Norwood,**  
**London SE25 6UT**

\*Guide Price  
**£90,000+**

### A Vacant Second Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 2nd March 2016 (thus approximately **116 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 Thornton Heath rail station.

#### Description

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

#### Accommodation

**Second Floor**  
 Studio Room  
 Kitchen  
 Bathroom

LOT **120**

**44 Whitley Close, Stanwell, Staines-upon-Thames,**  
**Middlesex TW19 7EZ**

\*Guide Price  
**£95,000+**

### A Vacant First Floor Two Bedroom Maisonette

#### Tenure

Leasehold. The property is held on a 99 year lease from 16th July 1971 (thus approximately **45 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

#### Location

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

#### Description

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

#### Accommodation

**First Floor**  
 Reception Room/Kitchen  
 Two Bedrooms  
 Bathroom

#### Exterior

The property benefits from communal gardens and a garage.



LOT **121**

**Garages G1 - G12 at Block A, Pilgrims Way, Andover, Hampshire SP10 5HP**

\*Guide Price  
**£35,000-£75,000**

**Twelve Vacant Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 7,751 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The garages are situated on a residential road close to local shops and amenities. The open spaces of Pilgrims Playground are within easy reach. Transport links are provided by Whitchurch rail station and the A303.

**Description**

The lot comprises twelve vacant single storey lock up garages situated on a plot of land measuring approximately 7,751 sq ft.



LOT **122**

**6 Week Completion Available  
17 Maureen Avenue, Stoke-on-Trent, Staffordshire ST6 5LH**

\*Guide Price  
**£45,000+**

**A Two Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum with Potential to Increase the Rent**

**Tenure**

Freehold

**Location**

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

**Tenancy**

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

We understand from the vendor that there may be potential to increase the rent to circa £800 pcm (£9,600 pa). Buyers should rely on their own enquiries.

**Description**

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

**Accommodation**

**Ground Floor**  
Through Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from off street parking.



LOT **123**

**13 Rose Lane, Biggleswade, Bedfordshire SG18 0JT**

\*Guide Price  
**£150,000+**

**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 Franklin Recreation Ground are within easy reach. Transport links are provided by Biggleswade rail station.

**Description**

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

**Accommodation**  
Lower Ground Floor  
Cellar

**Ground Floor**  
Through Reception Room  
Kitchen  
Bathroom

**First Floor**  
Two Bedrooms

**Exterior**  
The property benefits from a rear garden, an outbuilding and off street parking.



LOT **124**

**Flat 1, 6 Moorlands Road, Camberley, Surrey GU15 3AE**

\*Guide Price  
**£70,000+**

**A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £9,573.72 Per Annum**

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £184.11 per week.

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 2006 (thus approximately **106 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 125

## Flat 3, 74 Richmond Road, Worthing, West Sussex BN11 4AF

\*Guide Price  
**£180,000+**

### A Vacant Ground Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 149 year lease from 3rd April 2023 (thus approximately **147 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 Worthing rail station.

#### Description

The property comprises a ground floor one bedroom flat situated within a detached building 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**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
Study

#### Exterior

The property benefits from communal gardens.

#### EPC Rating E



# LOT 126

## 606B Greenford Road, Greenford, Middlesex UB6 8QU

\*Guide Price  
**£95,000+**

### A Second Floor One Bedroom Maisonette Subject to an Assured Shorthold Tenancy Producing £7,200 Per Annum

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1988 (thus approximately **62 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Ravenor Park are within easy reach. Transport links are provided by Greenford underground station (Central line) and South Greenford rail station and the A40.

#### Description

The property comprises a second floor one bedroom maisonette situated within a mixed-use parade arranged over ground and two upper floors.

#### Accommodation

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Tenancy

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



**LOT 127** | **Flat 6 Baily, Park Way, Newbury, Berkshire RG14 1EF**

\*Guide Price  
**£120,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st July 2011 (thus approximately **111 years unexpired**).

**Location**

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

**Description**

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

**Accommodation Ground Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private balcony.



**LOT 128** | **Flat 12, 23-25 Biscot Road, Luton, Bedfordshire LU3 1AH**

\*Guide Price  
**£30,000-£60,000**

**A Vacant Second Floor Studio Flat**

**Location**

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

**Description**

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

**Note**

The vendor estimates that the potential rental value for this property if presented in good condition is circa £900 per calendar month (£10,800 per annum). Buyers should rely on their own enquiries.

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st September 2006 (thus approximately **80 years unexpired**).

**Accommodation Second Floor**

Studio Room  
Bathroom

**Exterior**

The property benefits from a rear garden.





LOT **129**

**6B Manor Road, Westcliff-on-Sea,  
Essex SS0 7SS**

\*Guide Price  
**£160,000+**

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

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £850 per calendar month.

**Tenure**

Leasehold. The property is held on a 199 year lease from the 1st July 1979 (thus approximately **153 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from communal gardens



LOT **130**

**By Order of the LPA Receivers  
Flat 1 41-45 St. James's Street, Brighton,  
East Sussex BN2 1RB**

\*Guide Price  
**£350,000+**

**A First Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Let At £24,600 Per Annum**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Brighton Beach are within walking distance. Transport links are provided by London Road rail station.

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 6th July 2024 at a rent of £2,050 per calendar month. The receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2003 (thus approximately **103 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Three Bedrooms (One With En-Suite)  
Bathroom

**G.I.A Approximately 146 sq m  
(1,571 sq ft)**

**Exterior**

The property benefits from a balcony.

**Note**

The property has not been inspected by Auction House London. All information has been compiled by a valuation report supplied by the Receiver. The internal photos were taken on the 10th May 2023 as per the valuation report.



LOT **131**

6 Week Completion Available  
**34 Outseats Drive, Alferton,  
 Derbyshire DE55 7GF**

\*Guide Price  
**£70,000+**

**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 Alferton Park are within easy reach. Transport links are provided by Alferton rail station.

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

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen  
 Utility Room

**First Floor**  
 Three Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from both front and rear gardens.



LOT **132**

**101 Francis Avenue, Ilford,  
 Essex IG1 1TT**

\*Guide Price  
**£350,000+**

**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 South Park and Ilford shopping centre are within easy reach. Transport links are provided by Seven Kings and Ilford underground stations (Elizabeth Line) and Barking rail station.

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

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen  
 Bathroom

**First Floor**  
 Three Bedrooms

**Exterior**  
 The property benefits from a rear garden.

**EPC Rating D**



# LOT 133

**6 Week Completion Available**  
**228 North Wingfield Road, Grassmoor, Chesterfield,**  
**Derbyshire S42 5EW**

\*Guide Price  
**£45,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

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

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.



# LOT 134

**36B Waddon Road, Croydon,**  
**Surrey CR0 4LF**

\*Guide Price  
**£110,000+**

### 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.

**EPC Rating C**

**Accommodation**  
**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**  
The property benefits from communal gardens.



LOT **135****6 Week Completion Available**  
**17 Overbrook Close, Dudley,**  
**West Midlands DY3 2QG**\*Guide Price  
**£90,000+****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 Russells Hall Park are within easy reach. Transport links are provided by Tipton rail station.

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from both front and rear gardens.

LOT **136****69A Upper Abbey Road, Belvedere,**  
**Kent DA17 5AF**\*Guide Price  
**£275,000+****A Ground and First Floor Three Bedroom Split Level Flat**  
**Subject to an Assured Shorthold Tenancy Producing £18,000 Per Annum.****Tenure**

Share of Freehold

**Location**

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

**Description**

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

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

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 7th November 2022 at a rent of £1,500 per calendar month (holding-over).



LOT 137

28 Furnace Lane, Trench, Telford,  
Shropshire TF2 7JY

\*Guide Price  
**£32,500+**

**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 Hartshill Park are within easy reach. Transport links are provided by Oakengates 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**  
**Basement**  
Cellar  
**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from a private rear garden.



LOT 138

4B Stamford Brook Road, Hammersmith,  
London W6 0XH

\*Guide Price  
**£160,000-£190,000**

**A Vacant First Floor Studio Flat**

**Location**  
The property is situated on a residential road close to local shops and amenities. It is nearby to Westfield Shopping Centre. The open spaces of Ravenscourt Park are within easy reach. Transport links are provided by Stamford Brook underground station (District line) and Shepherd's Bush rail station.

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

**Tenure**  
Share of Freehold. The property is held on a 125 year lease from 22nd March 2006 (thus approximately **106 years unexpired**).

**Accommodation**  
**First Floor**  
Studio Room  
Bathroom

**EPC Rating** D



LOT **139****27 Spey Road, Tilehurst, Reading,  
Berkshire RG30 4DJ**\*Guide Price  
**£190,000+****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 McIlroy Park are within easy reach. Transport links are provided by Reading West rail station.

**Description**

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

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

The property benefits from both front and rear gardens.

LOT **140****35 Bittern Walk, Brierley Hill,  
West Midlands DY5 2QB**\*Guide Price  
**£60,000+****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 Grange Park are within easy reach. Transport links are provided by Stourbridge Town 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/Dining Room**First Floor**Three Bedrooms  
Bathroom**Exterior**

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



LOT 141

126-128 Tunnel Avenue, Greenwich,  
London SE10 0SD

\*Guide Price  
**£500,000+**

**A Substantial End of Terrace Building Arranged To Provide 2 x Two Bedroom Flats Part Let Producing £14,400 Per Annum. Potential for Side and Rear Extensions (Subject to Obtaining all Relevant Consents)**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Blackheath Park are within easy reach. Transport links are provided by both North Greenwich underground (Jubilee Line) and Westcombe Park rail station.

**Description**

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

**Tenancy**

The first floor flat is subject to an Assured Shorthold Tenancy at a rent of £1,200 per calendar month. We understand the agreement is due to finish on the 29th April 2025. Please refer to the legal pack for more information. The ground floor flat is vacant.

**Tenure**

Freehold

**Accommodation**

**Ground Floor No 128**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**First Floor No 126**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

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



## | Legal Packs

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LOT 142

Sandly Court, 39 Queens Road, Southport,  
Merseyside PR9 9EX\*Guide Price  
£480,000+

### A Vacant Twenty Three Bedroom Semi Detached Former Care Home. Potential for Conversion or Redevelopment (Subject to Obtaining all Relevant Consents)

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a twenty three bedroom semi detached care home arranged over lower ground, ground and two upper floors.

#### EPC Rating C

#### Accommodation

##### Lower Ground Floor

Four Bedrooms (Two with En-Suite)  
Office  
Bathroom

##### Ground Floor

Two Reception Rooms  
Kitchen  
Four Bedrooms (One with En-Suite)  
Office  
Two WC's

##### First Floor

Reception Room  
Eight Bedrooms (Four with En-Suites)  
Two Bathrooms

#### Second Floor

Seven Bedrooms (One with En-Suite)  
Bathroom  
WC  
Store Room

#### Exterior

The property benefits from communal gardens and off street parking.



**LOT 143**

**41 Quadring Road, Donington, Spalding,  
Lincolnshire PE11 4TD**

\*Guide Price  
**£20,000-£60,000**

**A Vacant End of Terrace House Situated on a Plot of Land Measuring Approximately 1,292 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Donington Village Park are within easy reach. Transport links are provided by the A52 to the north.

**Description**

The property comprises a end of terrace house arranged over ground and first floors situated on a plot of land measuring approximately 1,292 sq ft.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Bedroom  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating** D



**LOT 144**

**Flat 1 Aldersgate Court, 30 Bartholomew Close, Barbican,  
London EC1A 7ES**

\*Guide Price  
**£240,000+**

**A Well Located Vacant Ground Floor Studio Flat Offered with Vacant Possession**

**Location**

The property is situated in a purpose built block of flats in the highly sought after area of Barbican close to St Pauls, the South Bank, the Tate Modern and the open spaces of Fortune Green Park. Transport links are provided by both Barbican and St Pauls underground stations (Circle, Metropolitan & Hammersmith & City lines) and Farringdon rail station (Elizabeth Line).

**Description**

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

**Tenure**

Leasehold. The property is held on a 125 year lease (less 10 days) from 25th March 1990 (thus approximately **91 years unexpired**).

**Accommodation**

**Ground Floor**  
Studio Room  
Kitchen  
Bathroom with WC & Wash Basin

**EPC Rating** D



LOT **145**

**81-83 Front Street, Chester Le Street,  
County Durham DH3 3AJ**

\*Guide Price  
**£160,000+**

**A Mid Terrace Building Arranged to Provide a Ground Floor Shop and First Floor Ancillary Space Let to Lloyds Bank Plc Producing £25,000 Per Annum**

**Tenure**  
Freehold

**Location**  
The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include; Morrisons, Costa Coffee and OneGym. The open spaces of Riverside Park are within easy reach. Transport links are provided by Chester-le-Street rail station.

**Description**  
The property comprises a mid terrace building arranged to provide a ground floor shop and first floor ancillary space.

**Accommodation**  
Ground Floor  
Retail Area

**First Floor**  
Ancillary Space

**Tenancy**  
The property is subject to a FRI lease to Lloyds Bank Plc for a term of 10 years commencing 31st October 2018 at a rent of £25,000 per annum.



LOT **146**

**6 Week Completion Available**  
**123 Harwich Road, Little Oakley, Harwich,  
Essex C012 5EB**

\*Guide Price  
**£110,000+**

**A Vacant Three Bedroom Semi Detached House. Potential for Extension and to Create Off Street Parking (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 Irlam's Beach are within easy reach. Transport links are provided by Dovercourt rail station.

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

**Accommodation**  
Ground Floor  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.

**EPC Rating G**



# LOT 147

## Unit 1.1 Former Marketing Suite, Viking Gardens, Newham, London E6 5YR

\*Guide Price  
**£100,000+**

### A Vacant Ground Floor Commercial Unit

#### Tenure

Virtual Freehold. The property is held on a 999 year lease. Use Class E.

#### Location

The property is situated within a new mixed use development close to local shops and amenities. The open spaces of Beckton District Park are within easy reach. Transport links are provided by East Ham underground and rail stations.

#### Description

The property comprises a ground floor fully fitted self-contained commercial unit situated within a new purpose built block arranged over ground and five upper floors with significant frontage exposure to the A13.

#### Accommodation Ground Floor

Commercial Unit G.I.A. Approximately 600 sq ft



# LOT 148

## Unit 1.2 Former Showroom, Viking Gardens, Newham, London E6 5YR

\*Guide Price  
**£110,000+**

### A Vacant Ground Floor Commercial Unit

#### Tenure

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

#### Location

The property is situated within a new mixed use development close to local shops and amenities. The open spaces of Beckton District Park are within easy reach. Transport links are provided by East Ham underground and rail stations.

#### Description

The property comprises a ground floor fully fitted self-contained commercial unit situated within a new purpose built block arranged over ground and five upper floors.

#### Accommodation Ground Floor

Commercial Unit G.I.A. Approximately 1,050 sq ft



LOT **149****Apartment 54 Stone Gate House, Stone Street, Bradford,  
West Yorkshire BD1 4QF**\*Guide Price  
**£35,000+****A Vacant Fourth Floor One Bedroom Flat****Location**

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

**Description**

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

**EPC Rating C****Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2005 (thus approximately **105 years unexpired**).

**Accommodation**

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private terrace and allocated underground parking.

LOT **150****Commercial Units A-B Jade Apartments, Homerton Road,  
Hackney, London E9 5GN**\*Guide Price  
**£550,000+****A Ground Floor Commercial Unit Subject to a Lease Producing  
£45,000 Per Annum****Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2012 (thus approximately **986 years unexpired**).

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Hackney Marshes are within easy reach. Transport links are provided by Hackney Downs overground and rail stations.

**Tenancy**

The property is subject to a lease for a term of 20 years commencing 26th September 2016 at a rent of £45,000 per annum. Rent reviews every 5 years, last review 2021.

**Description**

The property comprises a ground floor commercial unit situated within a detached block arranged over ground and five upper floors.

**Accommodation**

**Ground Floor**  
Shop Area

G.I.A. Approximately 281 sq m  
(3,025 sq ft)



# LOT 151

## 19 Portland Road, South Norwood, London SE25 4UF

\*Guide Price  
**£295,000+**

**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Shop and a Rear Ground and First Floor Four/Five Bedroom Split Level Flat in Shell Condition.**

**Tenure**  
Freehold

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

**Description**  
The property comprises a mid terrace building arranged to provide a ground floor shop and a ground and first floor four/five bedroom split level flat to the rear. The flat requires a full program of refurbishment.

**Accommodation**  
Ground Floor  
Shop Area

**Ground - Rear**  
Three Rooms

**First Floor**  
Five Rooms

**Exterior**  
The property benefits from a rear yard.



# LOT 152

## Flat 43, Gilby House, Berger Road, Homerton, London E9 6HU

\*Guide Price  
**£210,000+**

**A Vacant Third and Fourth Floor Two Bedroom Maisonette**

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Well Street Common are within easy reach. Transport links are provided by Homerton overground station and Hackney Downs rail station.

**Description**  
The property comprises a third and fourth floor two bedroom maisonette situated within a purpose built block arranged over ground and twelve upper floors.

**Tenure**  
Leasehold. The property is held on a 125 year lease from 10th September 1990 [thus approximately **90 years unexpired**].

**Accommodation**  
**Third Floor**  
Reception Room  
Kitchen

**Fourth Floor**  
Two Bedrooms  
Bathroom  
Separate WC



LOT 153

**Flat 16 Meadowbridge Court, 99 Princess Road, Croydon,  
Surrey CR0 2EY**

\*Guide Price  
**£175,000+**

**A Second Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £13,163.76 Per Annum**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1986 (thus approximately 61 years unexpired). At the buyer's request 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 Whitehorse Road Recreation Ground are within easy reach. Transport links are provided by Selhurst rail station.

**Description**

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

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing 22nd July 2023 at a rent of £1,096.98 per calendar month.



LOT 154

**11A Purbeck Road, Bournemouth,  
Dorset BH2 5EF**

\*Guide Price  
**£120,000+**

**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 Bournemouth Beach are within easy reach. Transport links are provided by Bournemouth rail station and the A338.

**Description**

The property comprises a ground floor two 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 28th May 1986 (thus approximately **60 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from communal gardens.



# LOT 155

**6 Week Completion Available**  
**127 High Street, Stonebroom, Alfreton,**  
**Derbyshire DE55 6JY**

\*Guide Price  
**£55,000+**

### A Vacant Two Bedroom Semi Detached House

**Tenure**  
 Freehold

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

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

**EPC Rating E**

**Accommodation**  
**Ground Floor**  
 Two Reception Rooms  
 Kitchen  
 Utility Room

**First Floor**  
 Two Bedrooms  
 Bathroom

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



# LOT 156

**52 Sydney Street, Boston,**  
**Lincolnshire PE21 8NY**

\*Guide Price  
**£40,000+**

### 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 Witham Way Country Park are within easy reach. Transport links are provided by Boston rail station.

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

**EPC Rating D**

**Accommodation**  
**Ground Floor**  
 Two Reception Rooms  
 Kitchen  
 WC

**First Floor**  
 Three Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from a rear garden.



LOT **157**

**Unit 2.1 Former Site Offices, Viking Gardens, Newham, London E6 5YR**

\*Guide Price  
**£90,000+**

**A Vacant Ground Floor Commercial Unit**

**Tenure**

Virtual Freehold. The property is held on a 999 year lease. Use Class E.

**Location**

The property is situated within a new mixed use development close to local shops and amenities. The open spaces of Beckton District Park are within easy reach. Transport links are provided by East Ham underground and rail stations.

**Description**

The property comprises a ground floor shell and core self-contained commercial unit situated within a new purpose built block arranged over ground and five upper floors.

**Accommodation**

**Ground Floor**  
Commercial Unit  
G.I.A. Approximately 875 sq ft



LOT **158**

**Unit 2.2 Former Site Offices, Viking Gardens, Newham, London E6 5YR**

\*Guide Price  
**£80,000+**

**A Vacant Ground Floor Commercial Unit**

**Tenure**

Virtual Freehold. The property is held on a 999 year lease. Use Class E.

**Location**

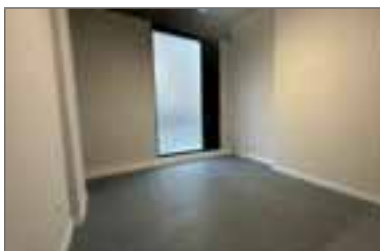
The property is situated within a new mixed use development close to local shops and amenities. The open spaces of Beckton District Park are within easy reach. Transport links are provided by East Ham underground and rail stations.

**Description**

The property comprises a ground floor fully fitted self-contained commercial unit situated within a new purpose built block arranged over ground and five upper floors.

**Accommodation**

**Ground Floor**  
Commercial Unit  
G.I.A. Approximately 775 sq ft





# LOT 159

**57 Black Rod Close, Hayes,  
Middlesex UB3 4QL**

\*Guide Price  
**£155,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1966 (thus approximately **40 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 160

**6 Week Completion Available**  
**13 Albany Road, Lowestoft,  
Suffolk NR32 1JR**

\*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 Ness Park are within easy reach. Transport links are provided by Lowestoft 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.



LOT **161**

**18 Dormer Close, Newbury, Berkshire RG14 6NL**

\*Guide Price  
**£50,000+**

**A Plot of Land Measuring Approximately 660 sq m (7,104 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Blossoms Field Recreation Ground are within easy reach. Transport links are provided by Newbury rail station.

**Description**  
The lot comprises a plot of land measuring approximately 660 sq m (7,104 sq ft).

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 **162**

**107 Downs Road, Canterbury, Kent CT2 7TW**

\*Guide Price  
**£140,000+**

**A Vacant Five Room 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 Beverley Meadow are within easy reach. Transport links are provided by Canterbury West rail station.

**Description**  
The property comprises a five room end of terrace house arranged over ground and first floors.

**EPC Rating C**

**Accommodation**  
**Ground Floor**  
Two Rooms  
Kitchen  
WC

**First Floor**  
Three Rooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.



**LOT 163**

**Japonica, 1 Woodland Heights, Tremorvah Crescent, Truro, Cornwall TR1 1NL**

\*Guide Price  
**£480,000+**

**A Vacant Fully Licensed Six Bedroom Detached HMO**

**Tenure**  
Freehold

**Location**  
The property is situated on a private road close to Truro town centre, local shops and Royal Cornwall Hospital. The open spaces of Victoria Gardens are within easy reach. Transport links are provided by Truro rail station and the A390.

**Description**  
The property comprises a six bedroom detached HMO arranged over ground and first floors.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms (One with WC)  
Conservatory  
WC

**First Floor**  
Four Bedrooms (Two with En-Suite)  
Bathroom

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



**LOT 164**

**221B Whitehorse Lane, South Norwood, London SE25 6UU**

\*Guide Price  
**£160,000+**

**A Vacant Raised Ground Floor One 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 and rail stations.

**Description**  
The property comprises a raised ground floor one bedroom flat situated within a semi detached building arranged over ground, lower ground and two upper floors.

**Tenure**  
Leasehold. The property is held on a 125 year lease from 25th December 2002 (thus approximately **103 years unexpired**).

**Accommodation**  
**Raised Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Shower Room  
Separate WC

**Exterior**  
The property benefits from a shared rear garden.



# LOT 165

## Land and Garage to the Rear of 88-90 Westbury Avenue, Wood Green, London N22 6RT

\*Guide Price  
**£180,000+**

**A Vacant Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 74 sq m (797 sq ft) Offered With Planning Permission for the Erection of a Two Bedroom Dwelling**

**Location**

The plot is situated on a residential road close to local shops and amenities. The open spaces of Russell Park are within easy reach. Transport links are provided by Turnpike Lane underground station (Piccadilly line) and Hornsey rail station.

**Description**

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 74 sq m (797 sq ft).

**Planning**

Haringey Borough Council granted the following planning permission (ref: PP-12172670) on 18th September 2023 : 'Demolition of single storey lockup garage and erection of single storey (plus basement) detached 2 bedroom dwelling'.

**Tenure**

Freehold

**Proposed Accommodation Ground Floor**

Reception Room  
Bedroom  
Bathroom

**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

## 7 Devon Road, Willenhall, West Midlands WV13 2RR

\*Guide Price  
**£115,000+**

**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 Bentley West Park are within easy reach. Transport links are provided by Bloxwich rail station and the M6.

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

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



# LOT 167

By Order of the Executors  
**13 Normanton Avenue, Bognor Regis,  
 West Sussex P021 2TU**

\*Guide Price  
**£225,000+**

## A Vacant 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 Hotham Park are within easy reach. Transport links are provided by Bognor Regis rail station.

**Description**  
 The property comprises a four bedroom 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 a rear garden and a number of out-houses forming as garages and off street parking.



# LOT 168

6 Week Completion Available  
**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.

**EPC Rating D**

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen

**First Floor**  
 Two Bedrooms

**Second Floor**  
 Bedroom  
 Bathroom

**Exterior**  
 The property benefits from a rear garden.



LOT **169****36-38 Norwich Road, Wisbech,  
Cambridgeshire PE13 2AP**\*Guide Price  
**£60,000+****A Vacant 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 Wisbech Park are within easy reach. Transport links are provided by Shippea Hill rail station and the A47.

**Description**

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

**Accommodation**  
**Ground Floor**Two Reception Rooms  
Kitchen**First Floor**Four Bedrooms  
Two Bathrooms**Exterior**

The property benefits from a rear garden and two outbuildings.

LOT **170****119A Harrow View, Harrow,  
Middlesex HA1 4SY**\*Guide Price  
**£235,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1993 (thus approximately **67 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

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

**Description**

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

**Accommodation****First Floor**Reception Room  
Kitchen  
Two Bedrooms  
Bathroom**Exterior**

The property benefits from a private rear garden.

**Note**

Potential for a loft conversion (subject to obtaining all necessary consents and freeholders approval)



LOT **171**

**Providence House, 5 Bartley Way, Hook,  
Hampshire RG27 9FF**

\*Guide Price  
**£140,000+**

**A Ground Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum**

**Location**

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

**Description**

The property comprises a ground 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 at a rent of £1,250 per calendar month.

**Tenure**

Leasehold. The property is held on a 128 year lease from 1st January 2018 (thus approximately **121 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room with Open Plan Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from allocated parking.



LOT **172**

**First Floor Flat, 13A Balaam Street, Newham,  
London E13 8EB**

\*Guide Price  
**£75,000+**

**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 Plaistow Park are within easy reach. Transport links are provided by Plaistow underground station (Circle & District line and Hammersmith).

**Description**

The property comprises a first floor one bedroom flat situated within a mid terrace 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 99 year lease from 7th September 1989 (thus approximately **63 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**On the Instructions of**



LOT **173**

**Flat 9 Albany Court, Dallow Road, Luton, Bedfordshire LU1 1NP**

\*Guide Price  
**£75,000+**

**A Vacant Second Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1988 (thus approximately **63 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 second floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens and off street parking.

**EPC Rating C**



LOT **174**

**88 Caulfield Road, Shoeburyness, Southend-on-Sea, Essex SS3 9LW**

\*Guide Price  
**£525,000+**

**A Vacant Six Bedroom Detached House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Office Room  
Utility Room  
WC

**First Floor**

Six Bedrooms  
Bathroom

**Exterior**

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





# LOT 175

6 Week Completion Available  
81 North Road, Clowne, Chesterfield,  
Derbyshire S43 4PQ

\*Guide Price  
**£45,000+**

### 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 Balborough Country Park are within easy reach. Transport links are provided by Creswell rail station and the A619.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Conservatory

**First Floor**  
Bedroom  
Bathroom

**Second Floor**  
Bedroom  
Study Room

**Exterior**  
The property benefits from a rear garden.



# LOT 176

75 High Street, Maldon,  
Essex CM9 5EP

\*Guide Price  
**£140,000+**

### A Mid Terrace Building Arranged to Provide a Ground and First Floor Retail Unit. Fully Let to Boots Opticians Producing £7,250 Per Annum.

**Tenure**  
Freehold

**Location**  
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Promenade Park are within easy reach. Transport links are provided by the A414 to the west.

**Tenancy**  
The property is subject to an FRI lease to Boots Opticians for a term of 10 years commencing 24th June 2011 at a rent of £7,250 per annum (Holding Over). Rent review outstanding.

**Description**  
The property comprises a ground and first floor retail unit.

**Accommodation**  
**Ground Floor**  
Retail Unit

**First Floor**  
Ancillary Space

**Exterior**  
The property benefits from a rear yard.

**EPC Rating** C



LOT **177****Flat 308 Tower Point, 52 Sydney Road, Enfield, Middlesex EN2 6SZ**\*Guide Price  
**£200,000+****A Third Floor Two Bedroom Flat****Location**

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

**Description**

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

**Exterior**

The property benefits from a balcony and an allocated parking space.

**Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 2000 (thus approximately **100 years unexpired**).

**Accommodation**

**Third Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms (One With En-Suite)  
Bathroom

**On the Instructions of**LOT **178****57A Raymead Avenue, Thornton Heath, Surrey CR7 7SB**\*Guide Price  
**£200,000+****A Ground Floor Two Bedroom Flat Subject to an Unknown Tenancy****Tenure**

Leasehold. The property is held on a 189 year lease from 29th September 1972 (thus approximately **136 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**Tenancy**

The flat is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy.

**Note**

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



LOT **179**

**9 Carlyle Road, Edgbaston, Birmingham,  
West Midlands B16 9BH**

\*Guide Price  
**£440,000+**

**A Vacant Six Bedroom Semi Detached House**

**Tenure**

Freehold

**Description**

The property comprises a six bedroom semi detached house arranged over ground, first and second floors. Plans have been drawn up for a rear and ground floor extension to convert the property to a seven bedroom house and a one bedroom flat to the rear. 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.

**EPC Rating D**

**Location**

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

**Accommodation**

**Ground Floor**

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

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Second Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.



LOT **180**

**1A, 9 Cumberland Street, Pimlico,  
London SW1V 4LS**

\*Guide Price  
**£65,000+**

**A Well Located Raised Ground Floor Room, Subject to a Tenancy  
Producing £17,232 Per Annum**

**Location**

The property is situated in the highly sought out area of Westminster. The open spaces of Warwick Square are within easy reach. Transport links are provided by Pimlico underground station (Victoria line) and Victoria rail station.

**Description**

The property comprises a raised ground floor room measuring approximately 92 sq ft situated within a mid terrace building arranged over lower ground, raised ground and three upper floors.

**Note**

We understand that the property does not currently have planning permission for residential use. Please refer to the legal pack for further information. Buyers should rely on their own enquiries.

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 2007 (thus approximately **108 years unexpired**).

**Accommodation**

**Raised Ground Floor**

Room  
Shower

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,436 per calendar month.

**EPC Rating C**



LOT **181**

**3 Heath Lane, Great Ponton, Grantham, Lincolnshire NG33 5DG**

\*Guide Price  
**£110,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Dysart Park are within easy reach. Transport links are provided by Grantham rail station and the A1.

**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  
Bathroom

**First Floor**  
Three Bedrooms

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



LOT **182**

**By Order of the LPA Receivers**  
**43 Seymour Villas, Penge, London SE20 8TR**

\*Guide Price  
**£270,000+**

**A Ground and First Floor Three Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £10,800 Per Annum**

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

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

**Exterior**  
The property benefits from a private yard

**EPC Rating** C

**Tenure**  
Leasehold. The property is held on a 125 year lease from October 1982 (thus approximately **83 years unexpired**).

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
W/C

**First Floor**  
Three Bedrooms  
Bathroom

**Tenancy**  
The property is subject to an Periodic Tenancy (Holding Over) at a rent of £900 per calendar month.



# LOT 183

By Order of the LPA Receivers  
**47 West Sunnyside, Sunderland,  
 Tyne and Wear SR1 1BA**

\*Guide Price  
**£160,000+**

**A Substantial Mid Terrace Building Arranged to Provide a Ground and First Floor Restaurant/Pub and Second Floor Offices Let At £48,000.**

**Tenure**  
 Freehold

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

**Description**  
 The property comprises a mid terrace building arranged to provide a ground and first floor restaurant and second floor offices.

**Tenancy**  
 We understand that the property is occupied to a company trading as a pub at £48,000 per annum however, the receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

- Accommodation**
- Ground Floor**  
 Bar/Lounge  
 Cellarage  
 WC
  - First Floor Restaurant**  
 Lounge  
 Patio Terrace  
 Kitchen  
 WC's
  - Second Floor Office**  
 Admin Office  
 Staff Room  
 Storage Room  
 WC

**GIA Approximately: 255 sq m (2,746 sq ft)**

**Exterior**  
 The property benefits from a patio area to the rear.



**Note**  
 The property has not been inspected by Auction House London. All information has been supplied by a valuation report provided by the Receiver.

# LOT 184

6 Week Completion Available  
**12 Cambridge Crescent, Doe Lea, Chesterfield,  
 Derbyshire S44 5PG**

\*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 Pleasley Pit Country Park are within easy reach. Transport links are provided by Shirebrook rail station.

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

- Accommodation**
- Ground Floor**  
 Reception Room  
 Kitchen  
 WC
  - First Floor**  
 Three Bedrooms  
 Bathroom
  - Exterior**  
 The property benefits from both front and rear gardens.



LOT **185****Workshop to the Rear of 123 Sandringham Crescent,  
Harrow, Middlesex HA2 9BP**\*Guide Price  
**£10,000+****A Vacant Workshop Measuring Approximately 70 sq m (760 sq ft). Potential for Redevelopment (Subject to Obtaining all Relevant Consents).****Tenure**

Freehold

**Location**

The property is situated to the rear of residential housing. The property is accessed via a shared pathway adjoining 123 Sandringham Crescent. The open spaces of Alexandra Park, Harrow are within easy reach. Transport links are provided by Northolt Park rail station.

**Description**

The property comprises a workshop situated on a plot of land measuring approximately 70 sq m (760 sq ft).

LOT **186****6 Week Completion Available  
Garage to the Rear of 2 West End, Elstow, Bedford,  
Bedfordshire MK42 9XR**\*Guide Price  
**£5,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

**Location**

The garage is situated on a residential road close to local shops and amenities. The open spaces of Elstow Playing Field are within easy reach. Transport links are provided by St. Johns rail station.

**Description**

The lot comprises a single storey lock up garage.



LOT **187**

**Garage at 1 Blows Cottages, High Street, Aveley,  
Thurrock RM15 4BH**

\*Guide Price  
**£3,000+**

**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 Aveley Recreation Park are within easy reach. Transport links are provided by Chafford Hundred rail station.

**Description**

The property comprises a single storey lock up garage.

**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.



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**Auction  
House  
LONDON**



Lots 188 - 354

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# LOT 188

## Plot 2, Part of Land at Sutton Road, Hounslow, Middlesex TW5 0PF

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 1.3 Acres / 5,261 sq m / 56,628 sq ft**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Sutton Playing Field are within easy reach. Transport links are provided by Hounslow East underground station (Piccadilly line) and Isleworth rail station.

**Description**

The lot comprises land and roadways measuring approximately 1.3 Acres / 5,261 sq m / 56,628 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 189

## Land on the South Side of Wedgewood Drive, Chatham, Kent ME5 0LD

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.61 Acres / 2,469 sq m / 26,572 sq ft**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.61 Acres / 2,469 sq m / 26,572 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 190

## 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 191

## Land On The West Side Of Weymouth Way, Weymouth, Dorset DT4 0GD

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 1.2 Acres / 4,856 sq m / 52,272 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 Pottery Lane Play Area are within easy reach. Transport links are provided by Weymouth rail station.

**Description**  
The lot comprises land and roadways measuring approximately 1.2 Acres / 4,856 sq m / 52,272 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 192

## Plot 1, Part of Land at Sutton Road, Hounslow, Middlesex TW5 0PF

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.18 Acres / 728 sq m / 7,800 sq ft**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Sutton Playing Field are within easy reach. Transport links are provided by Hounslow East underground station (Piccadilly line) and Isleworth rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.18 Acres / 728 sq m / 7,800 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 193

## Blake Dene Estate Parkstone, Poole BH14 8SP

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 4.6 Acres / 18,616 sq m / 200,376 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 Ashley Cross Green are within easy reach. Transport links are provided by Parkstone rail station.

**Description**

The lot comprises land and roadways measuring approximately 4.6 Acres / 18,616 sq m / 200,376 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 194

## Land at Mead Lane Caravan Park, Chertsey, Surrey KT16 8QY

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.98 Acres / 3,966 sq m / 42,689 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 Chertsey Meads Pirate Play Park are within easy reach. Transport links are provided by Chertsey rail station.

**Description**  
The lot comprises land and roadways measuring approximately 0.98 Acres / 3,966 sq m / 42,689 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 195

## Land on the South Side of Stoddens Road, Burnham-on-Sea and Highbridge TA8 2DZ

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 2 Acres / 8,094 sq m / 87,120 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 Winchester Road Park are within easy reach. Transport links are provided by Highbridge & Burnham rail station.

**Description**  
The lot comprises land and roadways measuring approximately 2 Acres / 8,094 sq m / 87,120 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 196

## Land Part of East Warwickshire College, Clifton Road, Rugby, Warwickshire CV21 3PD

\*Guide Price  
**£1,000+**

**A Plot of Land and Roadways Measuring Approximately 0.9 Acres / 3,642 sq m / 39,204 sq ft**

**Location**

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

**Description**

The lot comprises a plot of land and roadways measuring approximately 0.9 Acres / 3,642 sq m / 39,204 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 197

## Portfolio of Sixty Three Land Plots and Roadways

\*Guide Price  
**£500+**

**A Portfolio of Sixty Three Freehold Plots of Land and Roadways. Total Portfolio of Land Measuring Approximately 85 Acres.**

**Description**

The lot comprises a portfolio of sixty three plots of land and roadways. Please refer to the legal pack for further information on each plot.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 **198**

**Flat 1 Rotherwick Court, 72 Alexandra Road, Farnborough, Hampshire GU14 6DD**

\*Guide Price  
**£100,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**

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

**Location**

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

**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

**EPC Rating D**



LOT **199**

**By Order of the Executors**  
**59 High Mount, Station Road, Hendon, London NW4 3ST**

\*Guide Price  
**£285,000+**

**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 Malcolm Park are within easy reach. Transport links are provided by Hendon Central underground station (Northern line) and Hendon rail station.

**Description**

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

**Tenure**

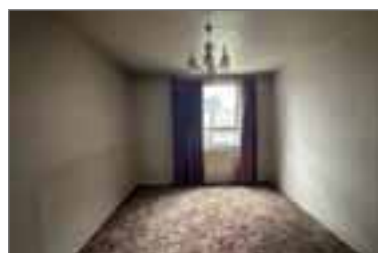
Leasehold. The property is held on a 999 year lease from 29th September 1966 (thus approximately **941 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a garage and off street garage parking.



# LOT 200

## 54 Primrose Road, Dover, Kent CT17 0JA

\*Guide Price  
**£90,000+**

### 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 Elms Vale Recreation Ground are within easy reach. Transport links are provided by Dover Priory rail station and A256.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.



# LOT 200A

## Sunnyvale, Station Road, Bovey Tracey, Newton Abbot, Devon TQ13 9AS

\*Guide Price  
**£165,000+**

### A Vacant Five Bedroom Detached House Situated on a Substantial Plot of Land Measuring Approximately 623 sq m (6,706 sq ft) . Potential for a Loft Conversion and Extension (Subject to Obtaining all Necessary Consents).

**Tenure**  
Freehold

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

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Utility Room  
Storage Room

**Raised Ground Floor**  
WC

**First Floor**  
Five Bedrooms  
Bathroom

**Second Floor**  
Attic Room

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



LOT 201

## Flat 229 Platinum House, Lyon Road, Harrow, Harrow HA1 2EX

\*Guide Price  
**£140,000+**

### A Vacant Second Floor Two Bedroom Flat

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Kenton Recreation Ground are within easy reach. Transport links are provided by Harrow on the Hill underground station (Metropolitan line) and 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.

#### Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1999 (thus approximately **99 years unexpired**).

#### Accommodation Second Floor

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

#### Exterior

The property benefits from a private balcony, allocated parking, as well as a communal gym, swimming pool, Jacuzzi, steam room and sauna.



LOT 202

## 3 Rex Court, Haslemere, Surrey GU27 1LJ

\*Guide Price  
**£100,000+**

### A Vacant Ground Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1987 (thus approximately **61 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

#### Location

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

#### Description

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

#### Accommodation Ground Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from communal gardens and allocated parking.





# LOT 203

## 89 Havelock Street, Kettering, Northamptonshire NN16 9QA

\*Guide Price  
**£80,000+**

### A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £8,700 Per Annum

**Tenure**  
Freehold

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

**Description**  
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 £725 per calendar month.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bathroom  
Conservatory

**First Floor**  
Two Bedrooms

**Exterior**  
The property benefits from a rear garden.



# LOT 204

## Garage at Ipswich Road, Tooting, London SW17 9RH

\*Guide Price  
**£10,000+**

### A Vacant Single Storey Lock-Up Garage

**Tenure**  
Freehold

**Description**  
The property comprises a single storey lock-up garage.

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



LOT **205****121 Penton Road, Staines-upon-Thames,  
Middlesex TW18 2LL**\*Guide Price  
**£375,000+****A Vacant Three Bedroom Detached Bungalow. Potential for Re-Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

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

**Joint Auctioneers****HAMMERED**LOT **205A****248 Norwich Road, Wisbech,  
Cambridgeshire PE13 3UT**\*Guide Price  
**£60,000+****A Vacant Two 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 Wisbech Park are within easy reach. Transport links are provided by the A47 to the south.

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



# LOT 206

## Flat 1, 42 Frimley Road, Camberley, Surrey GU15 3BD

\*Guide Price  
**£70,000+**

### A Vacant Ground Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1982 (thus approximately **56 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room with Open Plan Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from off street parking.



# LOT 207

## Flat 8 Martlesham, Adams Road, Tottenham, London N17 6HT

\*Guide Price  
**£120,000+**

### A First Floor Two Bedroom Flat Subject to a Lease Producing £21,000 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 12th July 2004 (thus approximately **104 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 first floor two bedroom flat situated within a purpose built block arranged over ground and six upper floors.

#### Accommodation

##### First Floor

Reception Room/Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from communal gardens.

#### Tenancy

The property is subject to a lease at a rent of £1,750 per calendar month.



LOT 208

6 Week Completion Available

47 Beauchamp Close, Eaton Socon, St. Neots,  
Cambridgeshire PE19 8BU\*Guide Price  
**£125,000+****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 Barford Road Pocket Park are within easy reach. Transport links are provided by St Neots 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  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



LOT 209

Flat 3, 86 Venner Road, Sydenham,  
London SE26 5HP\*Guide Price  
**£165,000+****A Vacant First and Second Floor Four Room Split Level Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 24th December 1969 (thus approximately **44 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

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

**Exterior**

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

**Description**

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

**Accommodation****First Floor**

Reception Room with Open Plan  
Kitchen  
Three Rooms  
Bathroom

**Second Floor**

Room

**EPC Rating C**

# LOT 210

## 21 Cavell Road, Norwich, Norfolk NR1 2LL

\*Guide Price  
**£120,000+**

### 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 Lea Bridges Park are within easy reach. Transport links are provided by Norwich rail station.

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms

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



# LOT 210A

## 18 East Park Avenue, Hull, North Humberside HU8 9AE

\*Guide Price  
**£35,000+**

### 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 East Park are within easy reach. Transport links are provided by Hull rail station.

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

**Accommodation**  
**Ground Floor**  
Through Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.



LOT 211

**3 Madeley Manor, Madeley, Crewe,  
Cheshire CW3 9HJ**\*Guide Price  
**£90,000+****A Vacant Three Bedroom Mid Terrace Cottage****Tenure**  
Freehold**Location**

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

**Description**

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

**EPC Rating E****Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen**First Floor**  
Three Bedrooms  
Bathroom**Exterior**  
The property benefits from a rear garden.**Note**  
The property has not been inspected by Auction House London. All information has been supplied by the vendor.

LOT 212

**187 Iron Mill Lane, Crayford, Dartford,  
Kent DA1 4PF**\*Guide Price  
**£150,000+****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 213**

**22 Mayfield Road, Hurst Green, Halesowen,  
West Midlands B62 9QW**

\*Guide Price  
**£75,000+**

**A Vacant Three Bedroom Mid Terrace Town House**

**Tenure**  
Freehold

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

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

**Accommodation**  
**Ground Floor**  
Room  
Workshop/Garage

**First Floor**  
Reception Room  
Kitchen  
Bathroom

**Second Floor**  
Three Bedrooms

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



**LOT 214**

**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 £16,200 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 £1,350 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 215

Llwyn-Yr-Eos, Cwmins, St. Dogmaels, Cardigan,  
Dyfed SA43 3HF\*Guide Price  
£100,000+**A Vacant Three Bedroom Semi Detached House****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Netpool Park are within easy reach. Transport links are provided by Clarboston Road 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  
Utility Room

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



LOT 215A

23 Albert Street, Harwich,  
Essex C012 3HX\*Guide Price  
£85,000+**A Vacant Three Bedroom Mid Terrace House In Shell Condition****Location**

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

**Description**

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

**Note**

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

**Tenure**  
Freehold**Accommodation**  
**Lower Ground Floor**

Reception Room  
Kitchen

**Ground Floor**

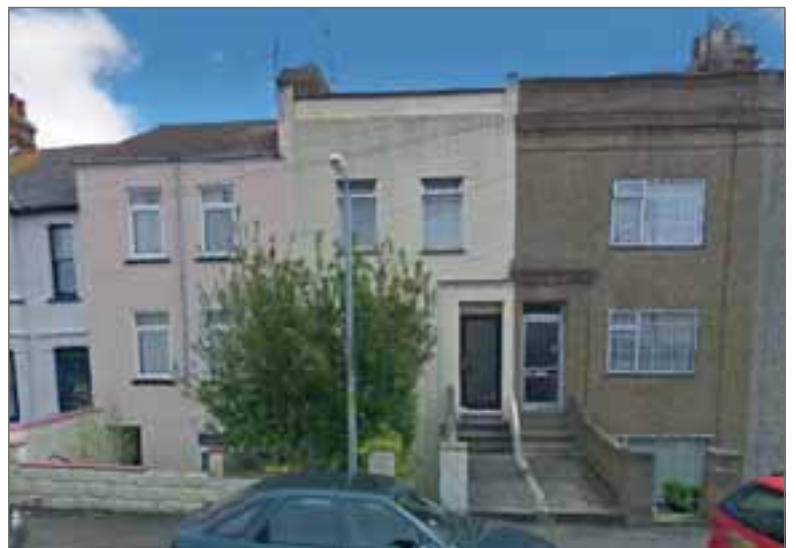
Reception Room  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear yard.





# LOT 216

## 5 Bela Grove, Blackpool, Lancashire FY1 5JZ

\*Guide Price  
**£50,000+**

### A Vacant Three/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 Revoe Park Playground are within easy reach. Transport links are provided by Blackpool South rail station.

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
Conservatory  
Utility Room

**First Floor**  
Four Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.



# LOT 217

## 2A Tennyson Road, Portsmouth, Hampshire PO2 7RY

\*Guide Price  
**£140,000+**

### A Vacant Five Room 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 Kingston Park are within easy reach. Transport links are provided by Fratton rail station.

**Description**  
The property comprises a five room end of terrace house arranged over ground and first floors.

**Accommodation**  
**Ground Floor**  
Two Rooms  
Kitchen  
Bathroom  
WC  
**First Floor**  
Three Rooms  
**Exterior**  
The property benefits from a rear yard



LOT 218

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

\*Guide Price  
**£150,000+**

**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 219

**51 First Avenue, Walton on the Naze,  
Essex C014 8JP**

\*Guide Price  
**£200,000+**

**A Three Bedroom End of Terrace House Subject to an Assured  
Shorthold Tenancy Producing £15,000 Per Annum.**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Jubilee Beach are within easy reach. Transport links are provided by Walton-on-the-Naze 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 for a term of 12 months commencing 4th September 2023 at a rent of £1,250 per calendar month (holding-over).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Utility Room

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



**LOT 220**

**187A Dartford Road, Dartford, Kent DA1 3EW**

\*Guide Price  
**£60,000+**

**A First Floor Three Room Maisonette Subject to an Assured Shorthold Tenancy Producing £18,000 Per Annum**

**Tenure**

Leasehold. The property is held on a 64 year lease from 24th June 1972 (thus approximately **12 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,500 per calendar month.

**Description**

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

**Accommodation**

**First Floor**

Three Rooms  
Kitchen  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



**LOT 221**

**Flat 6 Albany Court, Spring Grove, Kew Bridge, London W4 3BF**

\*Guide Price  
**£710,000+**

**A Well Presented Second Floor Three Bedroom Flat. Offered with Vacant Possession.**

**Tenure**

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

**Location**

The property is situated a short walk from Kew Bridge and close to local shops and amenities. The open spaces of Gunnersbury Park and Kew Gardens are within easy reach. Transport links are provided by Gunnersbury underground station (District line) and Kew Bridge rail station which is opposite the property.

**Description**

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

**Exterior**

The property benefits from a private balcony and communal gardens.

**Accommodation**

**Second Floor**

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

**G.I.A Approximately 1,079 sq ft (100 sq m)**

**Note**

We understand from the vendor that there may be a possibility to secure a parking space with the property as a separate negotiation with the freeholder after completion.



LOT 222

**Flat 9 Albany Court, Spring Grove, Kew Bridge,  
London W4 3BF**\*Guide Price  
**£695,000+****A Well Presented Third Floor Two Bedroom Flat with a Wrap  
Around Balcony. Offered with Vacant Possession.****Tenure**

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

**Location**

The property is situated a short walk from Kew Bridge and close to local shops and amenities. The open spaces of Gunnersbury Park and Kew Gardens are within easy reach. Transport links are provided by Gunnersbury underground station (District line) and Kew Bridge rail station which is opposite the property.

**Description**

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

**Note**

We understand from the vendor that there may be a possibility to secure a parking space with the property as a separate negotiation with the freeholder after completion.

**Accommodation****Third Floor**

Reception Room (with Open-Plan Kitchen)  
Two Bedrooms  
Two Bathrooms

**G.I.A Measuring 944 sq ft (87 sq m)**

**Exterior**

The property benefits from a private wrap around balcony and communal gardens.



LOT 223

**43 Derbyshire Road, Partington, Manchester,  
Lancashire M31 4LE**\*Guide Price  
**£80,000+****A Three Bedroom Mid Terrace House Subject to an Assured  
Shorthold Tenancy Producing £8,580 Per Annum****Tenure**

Freehold

**Location**

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

**Description**

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

**Note**

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

**EPC Rating D**

**Accommodation****Ground Floor**

Reception Room  
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 at a rent of £8,580 per annum. We understand there may be potential to increase the rent.



**LOT 224**

**207A Church Street, Edmonton,  
London N9 9HL**

\*Guide Price  
**£125,000+**

**A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £18,000 Per Annum**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1988 (thus approximately **62 years unexpired**).

**Location**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,500 per calendar month.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a front garden.

**EPC Rating D**



**LOT 225**

**1D Hewison Street, Bow,  
London E3 2HZ**

\*Guide Price  
**£340,000+**

**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 226

16 St. James Court, St. James's Road, Croydon,  
Surrey CR0 2SE\*Guide Price  
**£80,000+****A Third Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £9,840 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1934 (thus approximately **9 years unexpired**).

**Location**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of six months commencing 28th March 2015 at a rent of £820 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 three upper floors.

**Accommodation**

**Third Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from communal gardens.

**EPC Rating E**

LOT 227

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**

Long 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.

**EPC Rating G****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 **228**

**Flat D, 391 Old Ford Road, Tower Hamlets, London E3 2LU**

\*Guide Price  
**£270,000+**

**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 **229**

**245 Wood Street, Walthamstow, London E17 3NT**

\*Guide Price  
**£245,000+**

**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

**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 first 5 years of the term.

Buyers should refer to the section 106 and the lease in the legal pack for more information regarding the payment structure after the first 5 years of the lease.

**Current Rent Reserved £30,000 per annum**



LOT **230**

**109 Willson Avenue, Littleover, Derby,  
Derbyshire DE23 1DB**

\*Guide Price  
**£150,000+**

**A Vacant 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 Sunnysdale Park are within easy reach. Transport links are provided by Derby rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Utility Room

**First Floor**

Four Bedrooms (One with En-Suite)  
Bathroom

**Exterior**

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



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LOT 231

Maes Y Bryn, 119 Penycae Road, Port Talbot,  
West Glamorgan SA13 2EG

\*Guide Price  
**£385,000+**



**A Vacant Twenty Bedroom Detached Former Care Home. Potential for Conversion or Redevelopment (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 Stepping stones Nature Reserve are within easy reach. Transport links are provided by Port Talbot Parkway rail station.

**Description**

The property comprises a twenty bedroom detached care home arranged over ground and two upper floors. The property benefits from a lift.

**EPC Rating C**

**Accommodation**

**Ground Floor**

Three Reception Rooms  
Kitchen  
Four Bedrooms (One with En-Suite)  
Office  
Utility Room  
Storage Rooms  
WC's

**First Floor**

Fifteen Bedrooms (Five with En-Suite)  
Bathroom  
WC's  
Storage Rooms

**Second Floor**

Bedroom (with En-Suite)  
Office  
Storage Room

**Tenure**

Freehold

**Exterior**

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

LOT 232

**Fifth Floor Flat, Heron Court, 63 Lancaster Gate, Queensway, London W2 3NJ**\*Guide Price  
**£550,000+****A Well Located Fifth Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £27,000 Per Annum.****Location**

The property is situated in the highly sought after area of Lancaster Gate close to local shops and amenities. The open spaces of Kensington Gardens and Hyde Park are within easy reach. Transport links are provided by Lancaster Gate and Queensway underground stations (Central line) as well as Paddington rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £2,250 per calendar month (holding over). We have been informed by the seller that the next rent review is due in August 2025 and that the tenancy agreement originally started back in 2018. Please refer to the legal pack for more information.

EPC Rating C

**Tenure**

Leasehold. The property is held on a 189 year lease from 1st August 1975 (thus approximately **139 years unexpired**).

**Description**

The property comprises a fifth floor one bedroom flat situated within a mid terrace building arranged over ground and seven upper floors. The building benefits from a lift.

**Accommodation**

**Fifth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a balcony.



LOT 233

**Apartments 10, 11, 12 Manhattan Apartments, 26 Clifford Road, Walthamstow, London E17 4JE**\*Guide Price  
**£500,000+****A Portfolio of 3 x Ground Floor Studio Flats Fully Let Producing a Combined Income of £44,400 Per Annum****Tenure**

Leasehold. Each flat is held on a 250 year lease from 10th October 2018 (thus approximately **243 years unexpired**).

**Location**

The flats are situated on a residential road close to local shops and amenities. The open spaces of Chestnuts Field are within easy reach. Transport links are provided by Walthamstow Central underground (Victoria line) and overground stations.

**Description**

The lot comprises 3 x ground floor studio flats situated within a block arranged over the ground floor and first floors.

**Accommodation**

**Each flat consists of Ground Floor**  
Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Tenancy**

All flats are subject to an individual tenancies at a combined rent of £3,700 per calendar month. Please refer to the legal pack for more info.

**Current Combined Rent Reserved £44,400 per annum**



LOT 234

31 Rubery Farm Grove, Rednal, Birmingham,  
West Midlands B45 9RL

\*Guide Price  
**£100,000+**

**A Vacant Three Bedroom End of Terrace House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of St. Chads Park are within easy reach. Transport links are provided by Longbridge rail station and the M5.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.

**EPC Rating** E



LOT 235

Flat 64 Stanford House, Princess Margaret Road, East  
Tilbury, Tilbury, Essex RM18 8YR

\*Guide Price  
**£50,000+**

**A Third Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £8,100 Per Annum**

**Tenure**  
Leasehold. The property is held on a 99 year lease from 25th December 1982 (thus approximately 56 years unexpired).

**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 East Tilbury rail station and the A13.

**Description**  
The property comprises a third floor one bedroom flat situated in a purpose built block arranged over ground and four upper floors. The property benefits from a lift.

**Accommodation**  
**Third Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**  
The property benefits from communal gardens.

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy at a rent of £675 per calendar month.



LOT **236**

**Roof Space at Cameron Court, 57-63 Millway Road, Andover, Hampshire SP10 3GF**

\*Guide Price  
**£30,000-£50,000**

**A Virtual Freehold Roof Space with Potential for a Single Storey Extension to Create 2 x Two Bedroom Flats.**

**Description**

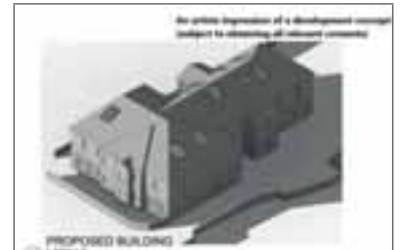
The property comprises the roof space above the existing building which is currently arranged over ground and first floors. Plans have been drawn up for a single storey erection to create 2 x two bedroom flats. No planning application has been submitted for this scheme. Drawings of the proposed plans 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.

**Tenure**

Leasehold. The property is held on a 105 year lease from 29th October 2020 (thus approximately **100 years unexpired**).

**Location**

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



LOT **237**

**67 Twist Lane, Leigh, Lancashire WN7 4BZ**

\*Guide Price  
**£100,000+**

**A Vacant Five Bedroom Mid Terrace HMO**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a five bedroom mid terrace HMO arranged over ground and first floors.

**EPC Rating D**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**First Floor**

Four Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 238

14-16 South Undercliff, Rye, East Sussex TN31 7HN

\*Guide Price  
£80,000+



**A Vacant Three Storey Detached Derelict Building Situated on a Plot of Land Measuring Approximately 257 sq m (2,776 sq ft)**

**Tenure**

Freehold

**Description**

The property comprises a three storey detached derelict building situated on a plot of land measuring approximately 257 sq m (2,776 sq ft). Plans have been drawn up for the erection of three terraced houses with off-street parking. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Accommodation**

**Ground Floor**  
Workshop Area

**First Floor**  
Three Rooms

**Second Floor**  
One Room

**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.

**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 Rye rail station.



LOT **239**

**38 Lloyd Street, Llandudno, Gwynedd LL30 2YG**

\*Guide Price  
**£330,000+**

**A Mid Terrace Building Arranged to Provide Eight Bedrooms. Currently Let via AirBNB. Offered with Vacant Possession.**

**Location**

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

**Description**

The property comprises a mid terrace building arranged to provide eight bedrooms arranged over ground and three upper floors.

**Note**

The property is currently being operated as an AirBNB and the seller has advised the income in the last tax year (a 9 month year) was approximately £69,000. They have also advised that there has been £62,000 producing in the current tax year to date and forecast £84,000 for the end of the tax year. For further information, please refer to the legal pack.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Dining Room  
Kitchen  
Bar Area

**First Floor**

Bedroom  
Billiards Room  
Cinema Room  
Two Bathrooms

**Second Floor**

Four Bedrooms (All with En-Suites)

**Third Floor**

Kitchenette  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a hot tub and a driveway.



LOT **240**

**Flat 1 6 Cardiff Grove, Luton, Bedfordshire LU1 1QH**

\*Guide Price  
**£70,000+**

**A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 1987 (thus approximately 961 years unexpired).

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £650 per calendar month.

**EPC Rating E**

**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 and the M1.

**Accommodation**

**Ground Floor**  
Studio Room  
Kitchen  
Bathroom



# LOT 241

**368 Whippendell Road, Watford,  
Hertfordshire WD18 7PD**

\*Guide Price  
**£250,000+**

## A 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 Cassiobury Park are within easy reach. Transport links are provided by Watford underground station (Metropolitan line).

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.

**On the Instructions of**



# LOT 242

**1 Park Rise, Northchurch, Berkhamsted,  
Hertfordshire HP4 3RT**

\*Guide Price  
**£75,000+**

## A Plot of Land Measuring Approximately 1,150 sq m (12,378 sq ft)

**Tenure**  
Freehold

**Location**  
The plot is situated in the residential area of Berkhamsted, close to local shops and amenities. The open spaces of Northchurch Common are within easy reach. Transport links are provided by Berkhamsted rail station.

**Description**  
The plot comprises a roughly rectangular shaped plot of land measuring approximately 1,150 sq m (12,378 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 **243**

**4 New Street, Sherburn Village, Durham,  
County Durham DH6 1HR**

\*Guide Price  
**£65,000-£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 The Scrambles Nature Reserve are within easy reach. Transport links are provided by Durham (DHM) 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

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear yard.



LOT **244**

**55 Horse Fair, Rugeley,  
Staffordshire WS15 2EJ**

\*Guide Price  
**£20,000-£40,000**

**A Vacant End of Terrace Building Arranged to Provide A Ground Floor Shop and Two Rooms on the First Floor.**

**Tenure**  
Freehold

**Location**  
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Cannock Chase National Landscape are within easy reach. Transport links are provided by Rugeley Town rail station.

**Description**  
The property comprises an end of terrace building arranged to provide a ground floor shop and two rooms on the first floors.

**Accommodation**  
**Ground Floor**  
Shop Area

**First Floor**  
Two Rooms





LOT **245**

**Garage at Broadview Avenue, Grays, Essex RM16 2NJ**

\*Guide Price  
**£3,000-£8,000**

**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 King George's Field are within easy reach. Transport links are provided by Grays rail station and the A13.

**Description**

The property comprises a single storey lock up garage.



LOT **246**

**17 Kimberley Street, Coundon Grange, Bishop Auckland, County Durham DL14 8UA**

\*Guide Price  
**£10,000-£30,000**

**A Vacant One Bedroom Mid Terrace Bungalow. Estimated Rental Value based on the Local Housing Allowance (LHA) Rate is ££4,706 Per Annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).**

**Location**

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

**Description**

The property comprises a one bedroom mid terrace bungalow arranged over the ground floor.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**



LOT **247**

**16 Limetrees Close, Middlesbrough, Cleveland TS2 1SL**

\*Guide Price  
**£10,000-£30,000**

**A Vacant Two Bedroom Mid Terrace House. Estimated Rental Value based on the Local Housing Allowance (LHA) Rate is £5,684.64 Per Annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Paddy's Pool Nature Reserve are within easy reach. Transport links are provided by Billingham rail station.

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

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

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



LOT **248**

**77 High Street, Willington, Crook, County Durham DL15 0PE**

\*Guide Price  
**£70,000+**

**An End of Terrace Mixed Use Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Two Bedroom Flat Fully Let Producing £14,700 Per Annum**

**Tenure**  
Freehold

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

**EPC Rating D**

**Accommodation & Tenancy Schedule**

| Floor  | Accommodation                                   | Tenancy             | Current Annual Rent |
|--------|---|---------------------|---------------------|
| Ground | Retail Unit & Garage                            | Refer to legal pack | £9,600              |
| First  | Reception Room, Kitchen, Two Bedrooms, Bathroom | AST for 6 months    | £5,100              |

**Current Rent Reserved £14,700 Per Annum**

**Location**  
The property is situated on a mixed use road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A68 road to the west and the A688 road to the east.



# LOT 249

## 29 Lauderdale Avenue, Thornton-Cleveleys, Lancashire FY5 3JP

\*Guide Price  
**£60,000-£80,000**

### A Vacant Three Bedroom Semi Detached House

**Tenure**  
Freehold

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

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

**EPC Rating** E

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
Utility Room

**First Floor**  
Three Bedrooms  
Bathroom  
Separate WC

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



# LOT 250

## Flat A, 161 Hither Green Lane, Lewisham, London SE13 6QF

\*Guide Price  
**£90,000+**

### A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum.

**Tenure**  
Leasehold. The property is held on a 99 year lease from 10th January 2015 (thus approximately **89 years unexpired**).

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

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

**Description**  
The property comprises a ground floor studio flat situated within a semi detached building arranged over ground and first floors.

**Accommodation**  
**Ground Floor**  
Studio Room  
Kitchen  
Bathroom  
**GIA 17 m sq (183 sq ft)**



## LOT 250A | 62 St. Mary Street, Weymouth, Dorset DT4 8PP

\*Guide Price  
**£170,000+**

### A Commercial Investment Producing £18,000 Per Annum.

#### Tenure

Leasehold. The property will be held on a new **999 year lease** from completion at a peppercorn ground rent.

#### Description

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

#### Tenancy

The property is subject to an FRI lease to Trespass Europe Ltd for a term of 5 years commencing 13th November 2020 at a rent of £18,000 per annum.

#### Location

The property is situated in Weymouth Harbour close to local shops and amenities. The open spaces of Nothe Gardens are within easy reach. Transport links are provided by Weymouth rail station.

#### Accommodation

**Ground Floor**  
Shop Area



## LOT 251 | Early Cottage, Shripney Road, Bognor Regis, West Sussex P022 9NW

\*Guide Price  
**£300,000+**

### A Vacant Substantial Five Bedroom Detached House Situated on a Large Plot of Land Measuring Approximately 2,023 sq m (21,775 sq st).

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a five bedroom detached house arranged over ground and first floors. There is a main house with a two storey annexe (formerly a garage) linked via a ground floor conservatory. The annexe benefits from its own front door. The property requires a program of refurbishment.

#### EPC Rating E

#### Accommodation

**Ground Floor**  
Large Open Plan Reception Room/Kitchen  
Bedroom  
Dining Room  
Conservatory  
Bathroom  
Utility Room

#### First Floor

Four Bedrooms one with en suite  
Reception Room  
Kitchen  
Bathroom

**Total G.I.A Circa 3,000 sq ft**

#### Exterior

The property benefits from substantial rear gardens with paths, patios a fountain and a range of other features. The property also benefits from a garage and off street parking with space for multiple cars.



# LOT 252

**32 Kemp Street, Fleetwood,  
Lancashire FY7 6JX**

\*Guide Price  
**£85,000+**

**A Six Bedroom Mid Terrace HMO. Offered with Vacant Possession.**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 1875 (thus approximately **849 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Fleetwood Beach are within easy reach. Transport links are provided by the A587.

**Description**

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

**Accommodation**

**Ground Floor**

Two Letting Rooms  
Communal Reception Room  
Communal Kitchen

**First Floor**

Two Letting Rooms (One With En-Suite & One With Kitchenette)  
Bathroom  
WC

**Second Floor**

Two Letting Rooms (One With Kitchenette)

**Joint Auctioneers**

**HAMMERED**



# LOT 253

**115 Promenade Road, Fleetwood,  
Lancashire FY7 6RF**

\*Guide Price  
**£85,000+**

**A Six 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 Fleetwood Beach are within easy reach. Transport links are provided by the A587.

**Description**

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

**Accommodation**

**Ground Floor**

Three Letting Rooms (One With En-Suite & One With Kitchenette)  
Communal Reception Room  
Communal Kitchen  
Bathroom

**First Floor**

Two Letting Rooms (One With En-Suite & Two With Kitchenette)  
Two Bathrooms

**Second Floor**

Letting Room

**Joint Auctioneers**

**HAMMERED**



## LOT 254 | 26 Seabank Road, Fleetwood, Lancashire FY7 6RD

\*Guide Price  
**£90,000+**

### A Six Bedroom Mid Terrace HMO. Offered with Vacant Possession.

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 1901 (thus approximately **875 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Fleetwood Beach are within easy reach. Transport links are provided by the A587.

#### Description

The property comprises a six bedroom mid terrace HMO arranged over ground and first floors.

#### Accommodation

##### Ground Floor

Two Letting Rooms (One With En-Suite)  
Communal Reception Room  
Communal Kitchen  
Utility Room

##### First Floor

Four Letting Rooms (Two with En-Suites)  
Bathroom  
Separate WC

#### Joint Auctioneers

**HAMMERED**



## LOT 255 | Flat 101 21 Edward Street, Birmingham, West Midlands B1 2RX

\*Guide Price  
**£140,000+**

### A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2003 (thus approximately **103 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

##### Exterior

The property benefits from allocated parking.

##### Tenancy

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



# LOT 256

**143 Market Street, Atherton, Manchester, Lancashire M46 0DF**

\*Guide Price  
**£65,000+**

**An End of Terrace Mixed Use Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Flat Subject to a Tenancy Producing £7,200 Per Annum.**

**Tenure**

Virtual Freehold. The property is held on a 999 year lease from 25th March 1868 (thus approximately 843 years unexpired).

**Location**

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

**Tenancy**

The property is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy. Buyers must rely on their own enquiries. We believe that the property is subject to an lease for a term of 15 years commencing 12th December 2016 at a rent of £7,200 per annum.

**Description**

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

**Accommodation**

**Ground Floor**  
Retail Unit

**First Floor Flat**  
Not Inspected

**Note**

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



# LOT 257

**24 Balshaw Court, Burlington Gardens, Leyland, Lancashire PR25 3EX**

\*Guide Price  
**£40,000+**

**A Vacant First Floor One Bedroom Retirement Flat**

**Location**

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

**Description**

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

**Note**

To be eligible as a resident you must be aged 70 or over. Please refer to the legal pack for more information on eligibility

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2021 (thus approximately 995 years unexpired).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
Utility Room

**Exterior**

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

**Tenancy**

The Seller informs us that similar properties within this development rent for approximately per £2,000 calendar month. However, all buyer are to rely on their own enquiries regarding this information.



**LOT 258** | 21 Ancona Street, Sunderland,  
Tyne and Wear SR4 6TJ

\*Guide Price  
**£45,000+**

**A Two Bedroom Mid Terrace Bungalow Subject to an Assured Shorthold Tenancy Producing £7,500 Per Annum**

**Tenure**  
Freehold

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

**Description**  
The property comprises a two bedroom mid terrace bungalow arranged over the ground floor.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear yard.

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy at a rent of £625 per calendar month.



**LOT 259** | Twelve Garages at Lee Warner Avenue, Fakenham,  
Norfolk NR21 8ER

\*Guide Price  
**£35,000-£65,000**

**Twelve Vacant Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 9,542 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

**Location**  
The garages are situated on a residential road close to local shops and amenities. The open spaces of Queens Road Recreation Ground are within easy reach. Transport links are provided by Yaxham rail station and the A148.

**Description**  
The property comprises a twelve single storey lock up garages situated on a plot of land measuring approximately 9,542 sq ft.





# LOT 260

By Order of the Executors  
24 Marina Avenue, Litherland,  
Liverpool L21 7PF

\*Guide Price  
**£125,000+**

### 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 Springfield Park are within easy reach. Transport links are provided by Seaforth & Litherland 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.



# LOT 261

14 Haynes Gardens, Thorne, Doncaster,  
South Yorkshire DN8 5HW

\*Guide Price  
**£65,000+**

### A Vacant Three Bedroom Mid Terrace House with a Single Storey Side Extension

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Toll Bar Leisure Park are within easy reach. Transport links are provided by Hatfield & Stainforth rail station and the M18.

**Description**  
The property comprises a three bedroom mid terrace house and a single storey side extension arranged over ground and first floors.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.



LOT **262**

**Garages at Southfields, Feltham Drive, Frome, Somerset BA11 5AH**

\*Guide Price  
**£20,000-£40,000**

**Eight Single Storey Lock-Up Garages Situated on a Plot of Land Measuring Approximately 2,960 sq ft. Potential for Development (Subject to Obtaining all Necessary Consents).**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises eight vacant single storey lock-up garages situated on a plot of land measuring approximately 2,960 sq ft.



LOT **263**

**Flats 1-5, 33 Yarm Lane, Stockton-on-Tees, Cleveland TS18 3DT**

\*Guide Price  
**£160,000+**

**A Mid Terrace Building Arranged to Provide Five Self-Contained Flats (4 x One Bedroom, 1 x Three Bedrooms) Fully Let Producing £27,300 Per Annum (Reflecting a Gross Initial Yield of 17%)**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a mid terrace building arranged to provide five self-contained flats (4 x one bedroom, 1 x three bedroom) over lower ground, ground and two upper floors.

**Tenancy**

The five flats are each subject to an individual tenancies at a combined rent of £27,300 per annum

**Accommodation**

**Flat 1**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Flats 2 & 5**

Reception Room with Open Plan  
Kitchen  
Bedroom  
Bathroom

**Flats 3 & 4**

Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 264

By Order of the Executors  
**58 Gibson Road, Handsworth,  
Birmingham B20 3UD**

\*Guide Price  
**£250,000+**

**A Vacant Four 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 Handsworth Park are within easy reach. Transport links are provided by Perry Barr rail station.

**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  
Separate WC

**First Floor**

Four Bedrooms  
Bathroom  
Separate WC

**Exterior**

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



# LOT 265

**Unit 210, Kentish House, Parham Road, Canterbury, Kent  
CT1 1YN**

\*Guide Price  
**£20,000+**

**A Ground Floor Student Studio Flat Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum**

**Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 250 year lease from 1st July 2014 (thus approximately **239 years unexpired**).

**Accommodation**

**Ground Floor**

Studio Room  
Kitchen  
Bathroom

**Tenancy**

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



**LOT 266**

**14 Cross Street, Skegness, Lincolnshire PE25 3RH**

\*Guide Price  
**£50,000+**

**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 War Memorial Playing Fields and Skegness Beach are within easy reach. Transport links are provided by Skegness rail station.

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

**EPC Rating** F

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

**First Floor**  
Two Bedrooms

**Second Floor**  
Bedroom

**Exterior**  
The property benefits from a rear yard.



**LOT 267**

**Plot H, Land Lying on the North Side of Grimtsyke Cottage, Old Redding, Harrow, Middlesex HA3 6SF**

\*Guide Price  
**£38,000+**

**A Plot of Land Measuring Approximately 0.32 Acres / 1,295 sq m (13,939 sq ft)**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Bentley Priory Open Space are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) Hatch End overground station.

**Description**  
The lot comprises a plot of land measuring approximately 0.32 Acres / 1,295 sq m (13,939 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 268

## 10 Wood View, Trimdon Station, County Durham TS29 6BG

\*Guide Price  
**£30,000-£50,000**

### A Four Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,600 Per Annum

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wingate Welfare Park are within easy reach. Transport links are provided by Horden rail station and the A19.

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £550 per calendar month.

EPC Rating D

#### Tenure

Leasehold. The property is held on a 999 year lease from 10th November 2011 (thus approximately **985 years unexpired**).

#### Accommodation Ground Floor

Reception Room  
Kitchen

#### First Floor

Four Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.



# LOT 269

## National Online Auction - 6th-7th January 2025 147 Barrier Point Road, Canning Town, London E16 2SE

\*Guide Price  
**£275,000+**

### A Third Floor Two Bedroom Flat

#### Location

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

#### Description

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

EPC Rating B

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st June 1998 (thus approximately **973 years unexpired**).

#### Accommodation Third Floor

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

#### Exterior

The property benefits from a balcony.

On the Instructions of



LOT **270**

**39 Glebe Lane, Maidstone,  
Kent ME16 9BB**

\*Guide Price  
**£195,000+**

**A Three Bedroom Semi Detached House**

**Tenure**  
Freehold

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

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

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

**On the Instructions of**



LOT **271**

**4A Sussex Road, New Malden,  
Surrey KT3 3PY**

\*Guide Price  
**£295,000+**

**A Vacant First and Second Floor Split Level Two Bedroom Period Flat. Potential To Extend Further (Subject to Obtaining all Relevant Consents).**

**Tenure**  
Leasehold. The property is held on a 189 year lease from 31 August 1978 (thus approximately **142 years unexpired**).

**Description**  
The property comprises a first and second floor split level two bedroom period flat situated within a semi detached building arranged over ground and two upper floors. The property requires a program of refurbishment.

**Exterior**  
The property benefits from a private rear garden.

**Location**  
The property is situated on a residential road close to the local shops of New Malden High Street. The open spaces of Blagdon Park are within easy reach. Transport links are provided by New Malden rail station.

**Accommodation**  
**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Second Floor**  
Bedroom

**G.I.A Approximately 75 sq m (793 sq ft)**



# LOT 272

## 27 Dean Street, Coventry, West Midlands CV2 4FD

\*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 Gosford Park are within easy reach. Transport links are provided by Coventry 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  
Bathroom

**First Floor**  
Two Bedrooms

**Exterior**  
The property benefits from a rear garden.

**EPC Rating** F



# LOT 273

## Flat 64 Walden House, Dagnall Street, Battersea, London SW11 5DB

\*Guide Price  
**£222,500+**

### A Fourth Floor Two Bedroom Flat

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

**Description**  
The property comprises a fourth floor two bedroom flat situated within a purpose built building arranged over ground and ten upper floors. We believe the property requires a program of refurbishment.

**Note**  
The property has not been inspected by Auction House London. All information has been supplied by a previous listing.

**EPC Rating** C

**Tenure**  
Leasehold. The property is held on a 125 year lease from 6th September 2004 (thus approximately **104 years unexpired** ).

**Accommodation**  
**Fourth Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from a balcony.

**On the Instructions of**



**LOT 274**

**514B Christchurch Road, Bournemouth,  
Dorset BH1 4BE**

**\*Guide Price  
£75,000+**

**A Vacant First Floor One Bedroom Flat**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Shelley Park Playground are within easy reach. Transport links are provided by Pokesdown rail station and the A338.

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1989 (thus approximately **63 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Accommodation**

**First Floor**  
Reception Room (with Open-Plan Kitchen)  
Bedroom  
Bathroom



**LOT 275**

**Flat 33 Artesian House, 98 Alscot Road, Bermondsey,  
London SE1 3GG**

**\*Guide Price  
£360,000+**

**A First Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**Exterior**

The property benefits from a balcony.

**EPC Rating C**

**Tenure**

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

**Accommodation**

**First Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms (One with En-suite)  
Bathroom

**G.I.A Approximately 76 sq m (816 sq ft)**

**On the Instructions of**





# LOT 276

## Flat 53 Atria House, 219 Bath Road, Slough, Buckinghamshire SL1 4BF

\*Guide Price  
**£170,000+**

### 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 Salt Hill Park are within easy reach. Transport links are provided by Burnham rail station and the Elizabeth Line.

#### Description

The property comprises a ground floor luxury one bedroom flat with a separate study room situated within a private development arranged over ground and first floors. The property will be sold fully furnished.

**EPC Rating D**

#### Tenure

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

#### Accommodation Ground Floor

Reception Room with Open-Plan Kitchen  
Bedroom  
Study Room  
Utility Room  
Bathroom

#### Exterior

The property benefits from secure underground allocated parking.



# LOT 277

## Land Lying to the West of, 2 Warren Cottages, Waterhouse Lane, Kingswood, Tadworth, Surrey KT20 6LB

\*Guide Price  
**£37,000+**

### A Plot of Land Measuring Approximately 1,716 sq m (18,470 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Eyhurst Park are within easy reach. Transport links are provided by Kingswood rail station and the A217.

#### Description

The lot comprises a plot of land measuring approximately 1,716 sq m (18,470 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 278**

**77 Park View Court, Bath Street, Nottingham, Nottinghamshire NG1 1DE**

**\*Guide Price  
£40,000-£50,000**

**A Vacant Fourth Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a year lease from the 25th December 1989 (thus approximately **164 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 Nottingham rail station.

**Exterior**

The property benefits from communal gardens.

**Description**

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

**Accommodation**

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating D**



**LOT 279**

**By Order of the Executors  
15 Castle Road, Shipley, West Yorkshire BD18 3BU**

**\*Guide Price  
£180,000+**

**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 Northcliffe Park are within easy reach. Transport links are provided by Shipley rail station.

**Description**

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

**Accommodation**

**Basement Floor**  
Cellar

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Four Bedrooms  
Bathroom

**Second Floor**

Attic Room

**Exterior**

The property benefits from a rear yard.



# LOT 280

## Lower Ground Floor 87 Leigham Vale, Streatham, London SW16 2JG

\*Guide Price  
**£10,000+**

### A Vacant Lower Ground Floor Unit

#### Tenure

Leasehold. The property is held on a 99 year lease from 30th June 2017 (thus approximately **91 years unexpired**).

#### Location

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

#### Note

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

#### Description

The property comprises a lower ground floor cellar unit situated within a mid terrace building arranged over lower ground, ground and two upper floors. There may be potential for development (subject to obtaining all necessary consents).



# LOT 281

## Perry Water Tower, Crow Spinney Lane, Perry, Cambridgeshire PE28 0SS

\*Guide Price  
**£275,000+**

### A Disused Water Tower Situated on a Plot of Land Measuring Approximately 0.32 Acres. Potential for Re-Development (Subject to Obtaining all Necessary Consents).

#### Tenure

Freehold

#### Location

Attractively placed on the southern outskirts of a charming village location with Grafham watersports complex and its abundance of recreational activities to the north, including a sailing club, just a short seven-minute walk away. Eight miles to the east is Huntingdon centre providing a broad range of amenities including a railway station.

#### Description

The property comprises a large 1950's water tower together with surrounding land. The site is a rectangle shape and measures approximately 0.32 acres (14,154 sq ft).

#### Planning

We have been advised but the vendor that there has been a positive pre-application dated 2nd October for the conversion to residential. (Ref: 24/70059/PREAPP)

#### Note

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



LOT **282****35 West Road, Mexborough,  
South Yorkshire S64 9NL**\*Guide Price  
**£75,000+**

**A Freehold Detached Building Arranged to Provide Six Letting Rooms Part Let Producing £8,064 Per Annum. Estimated Rental Value of Circa £28,000 Per Annum Once Fully Let. Previously a Fully Licensed HMO.**

**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.

**Accommodation****Ground Floor**

Three Letting Rooms

**First Floor**

Three Letting Rooms

**Exterior**

The property benefits from a rear garden.

**Tenancy**

Two letting rooms are subject to an Assured Shorthold Tenancy producing a combined rent of £8,064 per annum.

LOT **283****69 Clarence Street, Seaton Sluice, Whitley Bay,  
Tyne And Wear NE26 4DN**\*Guide Price  
**£55,000-£65,000**

**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 284

## Flat 18 Kingsley Court, Windsor Way, Aldershot, Hampshire GU11 1HZ

\*Guide Price  
**£15,000+**

### A Vacant First Floor Two Bedroom Retirement Flat

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st February 2006 (thus approximately **106 years unexpired**).

**Location**

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

**EPC Rating B**

**Description**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



# LOT 285

## By Order of the Executors 77 Somerville, Peterborough, Cambridgeshire PE4 5BD

\*Guide Price  
**£65,000+**

### A Vacant One 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 Werrington Park are within easy reach. Transport links are provided by Peterborough rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Bedroom  
Bathroom

**Exterior**

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



LOT **286****2C Parker Terrace, Ferryhill,  
Durham DL17 8JY**\*Guide Price  
**£40,000+****A Vacant First Floor Three/Four Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease. Ground Rent: Peppercorn

**Location**

The property is located on a main road close to local shops and amenities as well as an Amazon warehouse situated approximately 4 miles from the property. Numerous green open spaces are also within close proximity. Transport links are provided by the A1 (M) motorway.

**Description**

The property comprises a first floor three/four bedroom flat situated within an end of terrace building arranged over ground and first floor levels.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

LOT **287****Unit 1.02 Cardinal House, 55 Bridge Road, Birmingham,  
West Midlands B8 3ST**\*Guide Price  
**£10,000+****A Ground Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £6,600 Per Annum****Tenure**

Leasehold. The property is held on a 125year lease from 1st July 2015 (thus approximately **116 years unexpired**).

**Location**

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

**Description**

The property comprises a ground floor student accommodation unit situated within a purpose built block arranged over ground and two upper floors.

**Accommodation**

**Ground Floor**  
Bedroom  
Communal Reception Room  
Communal Kitchen  
Communal Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £550 per calendar month.

**EPC Rating C**

# LOT 288

## Apartment 5 Millers Mews, 51 Basford Road, Nottingham, Nottinghamshire NG6 0JG

\*Guide Price  
**£75,000+**

### A Vacant Ground Floor Three Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2018 (thus approximately **118 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Whitemoor Park are within easy reach. Transport links are provided by Bulwell rail station and the A60.

#### Description

The property comprises a ground floor three bedroom flat situated within a semi detached building arranging over ground and two upper floors.

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom



# LOT 289

## Plot C Land at Mudds Bank City Road, Stokenchurch, Buckinghamshire HP14 3EW

\*Guide Price  
**£29,000+**

### 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 290 | 186 Ascot Court, Aldershot, Hampshire GU11 1HS

\*Guide Price  
**£145,000+**

### A Second Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1996 (thus approximately **70 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

**Second Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from communal gardens.

#### On the Instructions of



## LOT 291 | 27 Close House, Bishop Auckland, County Durham DL14 8RR

\*Guide Price  
**£20,000-£30,000**

### A Two Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £4,500 Per Annum

#### Location

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

#### Description

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

#### Note

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

**EPC Rating C**

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

#### First Floor

Two Bedrooms

#### Exterior

The property benefits from a rear yard.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £375 per calendar month.





# LOT 292

## 5 Hastings Terrace, Sunderland, Tyne and Wear SR2 8SH

\*Guide Price  
**£30,000-£40,000**

### A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £7,680 Per Annum

#### Location

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

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £640 per calendar month.

#### Note

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

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

#### First Floor

Three Bedrooms

#### Exterior

The property benefits from a rear yard.



# LOT 293

## By Order of the Executors 17 New England Way, Pleasley, Mansfield, Nottinghamshire NG19 7SL

\*Guide Price  
**£42,000+**

### A Vacant First Floor One Bedroom Flat

#### Location

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

#### Description

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

#### Tenure

Leasehold. The property is held on a 125 year lease from 11 April 1983 (thus approximately **83 years unexpired**).

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



## LOT 294 | 5 Barwick Street, Peterlee, County Durham SR8 3SA

\*Guide Price  
**£15,000-£35,000**

**A Vacant Two Bedroom Mid Terrace House. Estimated Rental Value of £5,684.64 Per Annum (Source: LHA Rate)**

### Tenure

Freehold

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of White Lea Farm are within easy reach. Transport links are provided by Horden rail station and the A19.

### Description

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

**EPC Rating G**

### Accommodation

#### Ground Floor

Reception Room  
Kitchen  
Bathroom

#### First Floor

Two Bedrooms

### Note

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



## LOT 295 | 7 Holly Avenue, Winlaton Mill, Blaydon-on-Tyne, Tyne And Wear NE21 6SJ

\*Guide Price  
**£80,000+**

**A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,960 Per Annum.**

### Tenure

Freehold

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Winlaton Mill Park are within easy reach. Transport links are provided by Blaydon rail station and A694.

### Description

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

### Note

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

**EPC Rating D**

### Accommodation

#### Ground Floor

Reception Room  
Kitchen

#### First Floor

Two Bedrooms  
Bathroom

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st March 2024 at a rent of £580 per calendar month. The tenant has been in occupation for 15 years.



# LOT 296

## Roof Space at Harefield Court, Dallow Road, Luton, Bedfordshire LU1 1TQ

\*Guide Price  
**£35,000+**

### A Virtual Freehold Roof Space Offered with Prior Approval Consent for an Additional Two Storey Extension to Create Ten Additional One Bedroom Flats

#### Tenure

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

#### Location

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

#### Description

The property comprises the roof space above the existing building which is currently arranged over ground and two upper floors.

#### Planning

Luton Borough Council granted prior approval consent (ref: 21/01326/PAUPFL) on 16th November 2021: 'Request for a determination as to whether prior approval is required under Part 20 Class A of the Town and Country Planning (General Permitted Development) Order 2015 - Construction of two additional floors to provide 10 flats'.



# LOT 297

## Apartment G03 East Point, East Street, Leeds, West Yorkshire LS9 8BF

\*Guide Price  
**£140,000+**

### A Vacant Ground Floor Three Bedroom Flat

#### Tenure

Leasehold. The property is held on a 250 year lease from 26th February 2015 (thus approximately 240 years unexpired).

#### Location

The property is situated on a residential road close to Leeds Dock. The open spaces of the Trans Pennine Trail Canal Path are within easy reach. Transport links are provided by Leeds rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Three Bedrooms (One with En-Suite)  
Bathroom  
Utility Room

G.I.A Approximately Measuring 111 sq m / 1,200 sq ft

#### Exterior

The property benefits from allocated parking and a communal roof terrace.



LOT **298**

National Online Auction - 13th-14th January 2025  
**Flat 23 Braemar, 12 Kersfield Road, Putney,  
 London SW15 3HG**

\*Guide Price  
**£350,000+**

### A First Floor Two Bedroom Flat

#### Location

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

#### Description

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

#### Tenure

Leasehold. The property is held on a 120 year lease from 1st October 1977 (thus approximately **72 years unexpired**).

#### Accommodation

**First Floor**  
 Reception Room  
 Kitchen  
 Two Bedrooms  
 Bathroom

**G.I.A Approximately 67 sq m (721 sq ft)**

**EPC Rating C**

**On the Instructions of**

LOT **299**

Land Adjacent to 1 The Link, Houghton Regis, Dunstable,  
 Bedfordshire LU5 5HQ

\*Guide Price  
**£25,000+**

### A Plot of Land Measuring Approximately 101 sq m (1,087 sq ft)

#### Tenure

Freehold

#### Location

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

#### Note

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

#### Description

A rectangular shaped parcel of land measuring approximately 100 sq m (1,087 sq ft). Plans have been drawn up for the erection of a two bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



# LOT 300

## Basement Unit 190 Stanstead Road, Lewisham, London SE23 1DA

\*Guide Price  
**£5,000+**

### A Vacant Lower Ground Floor Unit

#### Tenure

Leasehold. The property is held on a 99 year lease from 1st February 2020 (thus approximately **94 years unexpired**).

#### Description

The property comprises a lower ground floor unit situated within a mid terrace building arranging over ground and two upper floors. There may be potential for development (subject to obtaining all necessary consents).

#### Location

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

#### Note

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



# LOT 301

## Garages 2ST Stonewall Terrace, Feltham Drive, Frome, Somerset BA11 5AH

\*Guide Price  
**£5,000-£10,000**

### Four Vacant Single Storey Lock Up Garages

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises four single storey lock up garages.



**LOT 302**

**Nine Garages at Summer Crescent, Stroud, Gloucestershire GL5 1PP**

\*Guide Price  
**£15,000-£35,000**

**Nine Vacant Single Storey Lock Up Garages**

**Tenure**  
Freehold

**Location**  
The garages are situated on a residential road close to local shops and amenities. The open spaces of Sladebank Woods are within easy reach. Transport links are provided by Stroud rail station.

**Description**  
The property comprises nine single storey lock up garages.

**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 303**

**Land and Garage at, Seamore Avenue, Benfleet, Essex SS7 4EX**

\*Guide Price  
**£5,000+**

**A Vacant Single Storey Lock Up Garage And Land Measuring Approximately 85 sq m (915 sq ft)**

**Tenure**  
Freehold

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

**Description**  
The property comprises a single storey lock up garage and land measuring approximately 85 sq m (915 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 304

## 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 Verulamiam 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 305

## Land at Dell Cottages, The Green, Sarratt, Hertfordshire WD3 6HL

\*Guide Price  
**£20,000+**

### A Plot of Land Measuring Approximately 339 sq m (3,650 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of King George V Playing Fields are within easy reach. Transport links are provided by the M25 to the east.

#### Description

A parcel of land measuring approximately 339 sq m (3,650 sq ft). Plans have been drawn up for a pair of semi detached houses. A copy of the drawings can be found within the legal pack. No planning application has been submitted for this scheme. All plans are for indicative purposes only. Buyers must rely on their own enquiries with regard to any development potential and permissions required.

#### Note

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



# LOT 306

## Land at Lindsey Gardens, Hopton Fields, Market Harborough, Leicestershire LE16 9LB

\*Guide Price  
**£10,000+**

### A Plot of Land Measuring Approximately 257 sq m (2,763 sq ft)

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 257 sq m (2,763 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 307

## A Portfolio of Three Plots of Land and Roadways

\*Guide Price  
**£10,000+**

### A Portfolio of Three Freehold Plots of Land and Roadways

**Tenure**

Freehold

**Location**

The plots are situated in areas such as Stoke-on-Trent and Biddulph.

**Description**

The lot comprises a portfolio of three plots of land and roadways. Please refer to the legal pack for further information on each plot.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 308

## A Portfolio of Seven Plots of Land and Roadways

\*Guide Price  
**£10,000+**

### A Portfolio of Seven Freehold Plots of Land and Roadways

**Tenure**

Freehold

**Location**

The plots are situated in areas such as Moulton Park and Tyseley.

**Description**

The lot comprises a portfolio of seven plots of land and roadways. Please refer to the legal pack for further information on each plot.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 309

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

\*Guide Price  
**£12,000+**

### 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 310

## Plot 2, Land at Woodlands Way, Southwater, Horsham, West Sussex RH13 9HZ

\*Guide Price  
**£5,000+**

### A Plot of Land Measuring Approximately 863 sq m (9,289 sq ft)

#### Tenure

Freehold

#### Location

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

#### Description

The land comprises a plot of land measuring approximately 863 sq m (9,289 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 311

## Land at The Gavel, South Molton, Devon EX36 4BP

\*Guide Price  
**£5,000+**

### A Plot of Land Measuring Approximately 370 sq m (3,982 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Daisy Park are within easy reach. Transport links are provided by Kings Nympton rail station and the A361.

#### Description

The lot comprises a plot of land measuring approximately 370 sq m (3,982 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 312

## Land Adjacent to 14 Sherborne Road, Trowbridge, Wiltshire BA14 9SJ

\*Guide Price  
**£5,000+**

### A Plot of Land Measuring Approximately 310 sq m (3,336 sq ft)

**Tenure**  
Freehold

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

**Description**  
A parcel of land measuring approximately 310 sq m (3,336 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 313

## Land at Quantock Drive, Ashford, Kent TN24 8QP

\*Guide Price  
**£5,000+**

### A Plot of Land Measuring Approximately 1,057 sq m (11,377 sq ft)

**Tenure**  
Freehold

**Location**  
The land 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 Ashford International rail station.

**Description**  
The lot comprises a plot of land measuring approximately 1,057 sq m (11,377 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 **314**

**Land Lying on the South Side of Ashford By-Pass, Ashford, Kent TN24 8QZ**

\*Guide Price  
**£5,000+**

**Land and Roadways**

**Tenure**

Freehold

**Location**

The land 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 Ashford International rail station.

**Description**

The land comprises a plot of land and roadways.

**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 **315**

**Land at Brewers Lane, Gosport, Hampshire P013 0JU**

\*Guide Price  
**£5,000+**

**A Plot of Land Measuring Approximately 911 sq m (9,805 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Brookers Field are within easy reach. Transport links are provided by the M27 to the north.

**Description**

The lot comprises a plot of land measuring approximately 911 sq m (9,805 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 316

## Land at Langney Rise, Eastbourne, East Sussex BN23 7NL

\*Guide Price  
**£5,000+**

### A Plot of Land Measuring Approximately 192 sq m (2,066 sq ft)

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 192 sq m (2,066 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 317

## Land to the North of Holyborne Road, Romsey, Hampshire S051 5QW

\*Guide Price  
**£5,000+**

### A Plot of Land Measuring Approximately 0.4 Acres / 1,500 sq m (16,146 sq ft)

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.4 Acres / 1,500 sq m (16,146 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 **318**

**Land at 38 Claudian Place, St. Albans, Hertfordshire AL3 4JF**

\*Guide Price  
**£5,000+**

**A Plot of Land Measuring Approximately 310 sq m (3,337 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Kings 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 310 sq m (3,337 sq ft).

**Note**

The site area depicted within the plan in the catalogue particulars is for indicative purposes only and is not an exact measurement. Buyers should refer to the legal pack for the accurate site boundary and any other consents or rights over the land. Purchasers are deemed to rely on their own enquiries with regard to any possible development potential or alternative uses for this land plot.



LOT **319**

**Land Behind 1 Smythe Gardens, Station Road, Sway, Hampshire S041 6BF**

\*Guide Price  
**£5,000+**

**A Plot of Land Measuring Approximately 676 sq m (7,276 sq ft)**

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Jubilee Field are within easy reach. Transport links are provided by Sway 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.

**Tenure**

Freehold

**Description**

The lot comprises a plot of land measuring approximately 676 sq m (7,276 sq ft). Plans have been drawn up for the erection of a four bedroom detached 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.



# LOT 320

## Land to the Rear of 93 Calley Down Crescent, New Addington, Croydon, Surrey CR0 0EP

\*Guide Price  
**£3,000+**

### A Plot of Land Measuring Approximately 52 sq m (559 sq ft)

**Tenure**  
Freehold

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

**Description**  
A rectangular shaped parcel of land measuring approximately 52 sq m (559 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 321

## 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 **322**

**Land on the North West Side of Standens Barn Road, Northampton, Northamptonshire NN3 9UA**

\*Guide Price  
**£3,000+**

**Land and Roadways Measuring Approximately 1.15 Acres/5,989 sq m/64,469 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 Bellinge Field are within easy reach. Transport links are provided by the A43 to the west.

**Description**  
The property comprises land and roadways measuring approximately 1.15 Acres/5,989 sq m/64,469 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 **323**

**Land Adjacent to 7 Bellver, Toothill, Swindon, Wiltshire SN5 8JU**

\*Guide Price  
**£2,500+**

**A Plot of Land Measuring Approximately 130 sq m (1400 sq ft)**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 130 sq m (1400 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 324

## Land Adjacent to 9 Wheeler Road, Maidenbower, Crawley, West Sussex RH10 7UF

\*Guide Price  
**£2,000+**

### A Plot of Land Measuring Approximately 74 sq m (797 sq ft)

#### Tenure

Freehold

#### Location

The land is situated adjacent to No 9 Wheeler Rd. The open spaces of Maidenbower Park are within easy reach. Transport links are provided by Ifield rail station.

#### Description

The lot comprises 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 325

## Land at the Rear of 40 Hawkley Green, Southampton, Hampshire SO19 9NQ

\*Guide Price  
**£2,000+**

### A Plot of Land Measuring Approximately 32 sq m (350 sq ft)

#### Tenure

Freehold

#### Location

The land is situated to the rear of No 40 Hawkley Green. The open spaces of Weston Adventure Playground are within easy reach. Transport links are provided by Sholing rail station.

#### Description

The lot comprises a plot of land measuring approximately 32 sq m (350 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 **326**

**Land to the Rear of 97 Whittington Avenue, Hayes, Middlesex UB4 0AY**

\*Guide Price  
**£2,000+**

**A Vacant Site (Formerly Occupied by a Garage/Shed) Measuring Approximately 300 sq ft**

**Tenure**  
Freehold

**Location**  
The land is accessed via aside road off Lansbury Drive close to local shops and amenities. The open spaces of Park Road Green are within easy reach. Transport links are provided by Hayes & Harlington rail station.

**Description**  
The property comprises a square shaped plot of land formerly occupied by a garage/shed.

**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 **327**

**Land at 1 Willow Bank Walk, Leighton Buzzard, Bedfordshire LU7 3UR**

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 938 sq m (10,097 sq ft)**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Alpine Way Playground are within easy reach. Transport links are provided by Leighton Buzzard rail station.

**Description**  
The lot comprises a plot of land measuring approximately 938 sq m (10,097 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 328

## Land at Lambdens Walk, Tadley, Hampshire RG26 4LS

\*Guide Price  
**£1,000+**

### A Plot of Land Measuring Approximately 106 sq m (1,141 sq ft)

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a plot of land measuring approximately 106 sq m (1,141 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 329

## Land at Winston Avenue, Ryde, Isle Of Wight P033 3LS

\*Guide Price  
**£1,000+**

### Land and Roadways Measuring Approximately 4.5 Acre / 4047 sq m (43,562 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 Playstreet Lane Park are within easy reach. Transport links are provided by Ryde St Johns Road rail station.

**Description**

The lot comprises land and roadways measuring approximately 4.5 Acre / 4047 sq m (43,562 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 **330****Land to the Rear of 51 Murray Avenue, Northampton,  
Northamptonshire NN2 7BS**\*Guide Price  
**£1,000+****A Plot of Land Measuring Approximately 44 sq m (474 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 44 sq m (474 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 **331****Land at Wansbeck Drive & Waveney Close, Bicester,  
Oxfordshire OX26 2GP**\*Guide Price  
**£1,000+****Multiple Parcels of Land Measuring Approximately 1,875 sq m  
(20,186 sq ft) Combined****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises parcels of land measuring approximately 1,875 sq m (20,186 sq ft) combined.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 332

## Land Adjacent to 10 Broadlands Drive, Chatham, Kent ME5 8HH

\*Guide Price  
**£1,000+**

### A Plot of Land Measuring Approximately 299 sq m (3,218 sq ft)

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land with associated road ways measuring approximately 299 sq m (3,218 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 333

## Land and Roadways at Neptune Drive, Hemel Hempstead, Hertfordshire HP2 5QE

\*Guide Price  
**£1,000+**

### 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 Planets Park are within easy reach. Transport links are provided by Hemel Hempstead rail station.

**Description**  
The property comprises land and roadways.

**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 334

## 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 335

## Land to the Rear of 8 & 12 Clayton Drive, Bromsgrove, Worcestershire B60 3SF

\*Guide Price  
**£500+**

### A Plot of Land Measuring Approximately 139 sq m (1,496 sq ft)

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th December 1988 (thus approximately 62 years unexpired).

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 139 sq m (1,496 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 336

## Land at Cliveden Walk, Trentham Close & Dartington Way, Nuneaton, Warwickshire CV11 4XB

\*Guide Price  
**£500+**

**Land and Roadways Measuring Approximately 6,876 sq m (74,013 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 Marston Lane Meadows are within easy reach. Transport links are provided by Bermuda Park rail station.

**Description**

The property comprises land and roadways measuring approximately 6,876 sq m (74,013 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 337

## National Online Auction - 13th-14th January 2025 Flat 11, 27 Biscot Road, Luton, Bedfordshire LU3 1AH

\*Guide Price  
**Sold Prior**

**A Vacant Second Floor Studio Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st November 2003 (thus approximately **77 years unexpired**).

**Location**

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

**Note**

We understand that the potential rental income for this property is circa £750 pcm (£9,000 pa). Buyers should rely on their own enquiries.

**EPC Rating C**

**Description**

The property comprises a second floor studio flat situated within a semi detached building arranged over ground and two upper floors. The property is going into our national online auction on the 13th-14th January 2025.

**Accommodation**

**Second Floor**  
Studio Room  
Kitchen  
Bathroom



LOT **338****22A Overstone Road, Hammersmith,  
London W6 0AA**\*Guide Price  
**Sold Prior****A Vacant Lower Ground Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 11th March 1985 (thus approximately **959 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Lower Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

LOT **339****By Order of the Executors  
Flat 12 Willenhall Court, Great North Road, New Barnet,  
Hertfordshire EN5 1JR**\*Guide Price  
**Sold Prior****A Vacant First and Second Floor Two Bedroom Split Level  
Maisonette****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Brook Farm Open Space are within easy reach. Transport links are provided by Totteridge & Whetstone underground station (Northern line) and New Barnet rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 199 year lease from 25th March 1962 (thus approximately **136 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen

**Second Floor**  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from off street parking.





**LOT 340**

**Flat 3 75 Eardley Crescent, Kensington and Chelsea, London SW5 9JT**

\*Guide Price  
**Sold Prior**

**A First Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1985 (thus approximately 59 years unexpired).

**Accommodation**

**First Floor**  
Open Plan Reception Room/Kitchen  
Two Bedrooms  
Bathroom



**LOT 341**

**By Order of the Deputies & In the Same Family Ownership for 41 Years**  
**220 London Road, Headington, Oxford, Oxfordshire OX3 9EE**

\*Guide Price  
**Sold Prior**

**A Vacant Four Bedroom Detached House Occupying a Substantial Corner Plot. Potential for Loft and Side Extensions (Subject to Obtaining all Relevant Consents)**

**Location**

The property is situated on a residential road within walking distance to local shops, amenities, schools, Oxford Brookes University & John Radcliffe Hospital. The open spaces of Bury Knowle Park are directly opposite. Transport links are provided by 24 hours coach services to central London, Heathrow and Gatwick Airports. Train links are provided by Oxford rail station.

**Description**

The property comprises a four bedroom detached house arranged over ground and first floors. Please note, the property has been listed to go into our 16th-17th December national online auction.

**Exterior**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
WC  
Utility Room

**First Floor**

Four Bedrooms  
Bathroom

**Second Floor**

Large Loft Room



LOT 342

Flat 54 187 East India Dock Road, Poplar,  
London E14 0EF\*Guide Price  
**Sold Prior****An Eighth Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2004 (thus approximately 104 years unexpired).

**Description**

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

**Note**

Buyer Premium - £1,560 incl VAT

**EPC Rating B**

**Location**

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

**Accommodation****Eighth Floor**

Open Plan Reception Room/Kitchen  
Two Bedrooms (One With En-Suite)  
Bathroom



LOT 343

32 Mortimer Road, East Ham,  
London E6 3QW\*Guide Price  
**Sold Prior****A Three Bedroom Mid Terrace House****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Central Park are within easy reach. Transport links are provided by East Ham underground station (Circle, District and Hammersmiths lines).

**Description**

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

**Note**

The property has not been inspected by Auction House London. All information has been supplied by a report supplied by the vendor. We have been informed by the seller that the property is too unsafe to inspect internally.

**Tenure**

Freehold

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT **344**

**172 Washington Road, Worcester Park,  
Surrey KT4 8JJ**

\*Guide Price  
**Sold Prior**

**A Ground Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1985 (thus approximately **60 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT **345**

**11 Hardres Street, Ramsgate,  
Kent CT11 8QD**

\*Guide Price  
**Sold Prior**

**A Mid Terrace House Arranged to Provide 2 x One Bedroom Flats Part Let Producing £9,000 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a mid terrace house arranged to provide a lower ground and ground floor one bedroom split level flat and a first and second floor one bedroom split level flat flat.

**EPC Rating**

**EPC Rating**  
Flat 1: C  
Flat 2: E

**Accommodation & Tenancy Schedule**

| Property | Floor                   | Accommodation   | Tenancy Details | Current Rent     |
|----------|-------------------------|---|-----------------|------------------|
| Flat 1   | Lower Ground and Ground | Reception Room, Kitchen, Bedroom, Bathroom, Courtyard | Vacant          | Vacant           |
| Flat 2   | First and Second        | Reception Room, Kitchen, Bedroom, Bathroom            | AST             | £9,000 per annum |



LOT **346**

**28 Derry Downs, Orpington, Kent BR5 4DU**

\*Guide Price  
**Sold Prior**

**A Vacant Four Bedroom Detached House. Potential for Development (Subject to Obtaining all Relevant Consents).**

**Tenure**  
Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Three Reception Rooms  
Kitchen  
Conservatory  
Study  
W/C

**First Floor**

Four Bedrooms (one with en-suite)  
Bathroom

**Exterior**

The property benefits from a rear garden and a garage.



LOT **347**

**2 King Street, Ongar, Essex CM5 9NS**

\*Guide Price  
**Sold Prior**

**A Vacant Three Bedroom Extended Semi Detached House**

**Location**

The property is situated in a semi-rural location close to local shops and amenities. The property benefits from open fields nearby. The property is within easy reach of the Chelmsford Road with links to M11 and neighbouring Chelmsford and Ongar.

**Description**

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

**EPC Rating E**

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Utility Room

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from off street parking for multiple cars and a garden with open views of fields to the rear.



LOT 348

5 Potters Grove, New Malden, Surrey KT3 5DF

\*Guide Price  
**Sold Prior**

**A Three Bedroom Mid Terrace House**

**Location**

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

**Description**

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

**Note**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**On the Instructions of**



LOT 349

63 Baguley Crescent, Middleton, Manchester, Lancashire M24 4QT

\*Guide Price  
**Sold Prior**

**A First Floor Flat Subject to a Periodic Tenancy Producing £7,800 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from 12th December 1961 (thus approximately 936 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Blackley Forest are within easy reach. Transport links are provided by Mills Hill rail station and the M60.

**Description**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £650 per calendar month. Upwards only rent review in December 2024.

**EPC Rating C**



LOT **350****39 Belgrave Street, Eccles, Aylesford,  
Kent ME20 7HL**\*Guide Price  
**Sold Prior****A Vacant Two Bedroom Mid Terrace House****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. There are numerous open spaces within easy reach. Transport links are provided by New Hythe rail station and the M20.

**Description**

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

**Accommodation**  
**Ground Floor**Reception Room  
Kitchen  
Bathroom**First Floor**

Two Bedrooms

**Exterior**

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

LOT **351****Apartment 209A Lightbox, 63 Earl Street, Sheffield,  
South Yorkshire S1 4WH**\*Guide Price  
**Sold Prior****A Vacant Second Floor Studio Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Pounds Park are within easy reach. Transport links are provided by the A61 and A57.

**Description**

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

**Tenure**

Leasehold. The property is held on a 195 year lease from 1st January 2020 (thus approximately **190 years unexpired**).

**Accommodation****Second Floor**Studio Room  
Bathroom**EPC Rating C**

LOT **352**

By Order of the Executors  
**9 Witham Place, Boston,  
 Lincolnshire PE21 6LG**

\*Guide Price  
**Sold Prior**

**A Vacant Eight Room Mid Terrace House**

**Tenure**  
 Freehold

**Accommodation**  
**Ground Floor**  
 Two Rooms

**Location**

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

**First Floor**  
 Two Rooms  
 Bathroom

**Second Floor**  
 Four Rooms

**Description**

The property comprises an eight room mid terrace victorian town house arranged over ground and two upper floors. The property requires a full program of refurbishment.

**Exterior**  
 The property benefits from a rear garden.

**EPC Rating F**



LOT **353**

**Flat 3 Riverside House, 85-87 Holden Road, Woodside  
 Park, London N12 7DP**

\*Guide Price  
**Sold Prior**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st September 1996 (thus approximately **70 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Accommodation**

**Ground Floor**  
 Reception Room  
 Two Bedrooms  
 Kitchen  
 Two Bathrooms

**Location**

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

**Exterior**

The property benefits from allocated off street parking and communal gardens (which the reception room leads onto).

**Note**

The seller has advised that an offer was made by the Freeholder to extend the lease to 160 years which is transferable to the buyer for completion under the section 42. Please refer to the legal pack for more information.

**Description**

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

**EPC Rating D**



LOT **354**

**6 Week Completion Available**  
**Garages 2, 6, 7 and 8, Clifford Court, Tanfield Avenue, Neasden, London NW2 7RY**

\*Guide Price  
**Sold Prior**

**Four Single Storey Lock Up Garages Let on Individual Tenancies Producing £8,856 Per Annum (Reflecting a Gross Initial Yield of 14.76%)**

**Tenure**

Leasehold. Each garage is held on a 120 year lease from 25th December 1971 (thus approximately **67 years unexpired**).

**Location**

The garages are 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 Neasden underground station (Jubilee line) and Wembley Stadium rail station.

**Description**

The property comprises four single storey lock up garages.

**Tenancy**

Garage 2 is subject to a tenancy commencing 29th November 2023 at a rent of £198 per calendar month.

Garage 6 is subject to a tenancy for a term of 1 year commencing 28th October 2024 at a rent of £180 per calendar month.

Garage 7 is subject to a tenancy for a term of 1 year commencing 23rd November 2024 at a rent of £180 per calendar month.

Garage 8 is subject to a tenancy for a term of 1 year commencing 30th September 2024 at a rent of £180 per calendar month.



LOT **355**

**8 Highfield Road, Yeovil, Somerset BA21 4RL**

\*Guide Price  
**£100,000+**

**A Vacant Two Bedroom End of Terrace House in Shell Condition**

**Location**

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

**Description**

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

**EPC Rating F**

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
 Four Rooms

**First Floor**

Two Rooms

**Exterior**

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





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# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

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 disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

### A1

#### INTRODUCTION

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the

### 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.

A2.2

OUR decision on the conduct of the AUCTION is final.

A2.3

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4

YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A2.5

WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6

YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

### A3

A3.1

#### 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.

A3.2

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A3.3

Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

A3.4

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A3.5

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.

A4

If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.1

The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.2

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.

A4.3

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.

A4.4

YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION

A5

(a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);

A5.1

(b) sign the completed SALE MEMORANDUM; and

A5.2

(c) pay the deposit.

A5.3

If YOU do not WE may either

A5.4

(a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT; or

A5.5

(b) sign the SALE MEMORANDUM on YOUR behalf. The deposit

(a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

(b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;

(c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

(d) is to be held as stakeholder where VAT would be

# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

|   |   |      |      |  |  |
|---|---|------|------|--|--|
|   | chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.  |      |      |  |  |
| A5.6  | WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.  | G3   |      |  |  |
| 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.  | G3.1 |      |  |  |
| A5.8  | If the BUYER does not comply with its obligations under the CONTRACT then<br>(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and<br>(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.   | G3.2 |      |  |  |
| A5.9  | Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.  |      |      |  |  |
| <b>GENERAL CONDITIONS OF SALE</b>   |   |      |      |  |  |
| Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT. |   |      |      |  |  |
| G1  | <b>THE LOT</b>  |      |      |  |  |
| G1.1  | The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.   |      |      |  |  |
| G1.2  | The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.   | G3.3 |      |  |  |
| G1.3  | The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.  | G3.4 |      |  |  |
| G1.4  | The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:<br>(a) matters registered or capable of registration as local land charges;<br>(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;<br>(c) notices, orders, demands, proposals and requirements of any competent authority;<br>(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;<br>(e) rights, easements, quasi-easements, and wayleaves;<br>(f) outgoing and other liabilities;<br>(g) any interest which overrides, under the Land Registration Act 2002;<br>(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and<br>(i) anything the SELLER does not and could not reasonably know about.   | G3.5 | G4   |  |  |
| G1.5  | Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.  |      | G4.1 |  |  |
| G1.6  | The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.   |      | G4.2 |  |  |
| G1.7  | The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:<br>(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and<br>(b) the SELLER is to leave them at the LOT.   |      |      |  |  |
| G1.8  | The BUYER buys with full knowledge of<br>(a) the DOCUMENTS, whether or not the BUYER has read them; and<br>(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.  | G4.3 |      |  |  |
| G1.9  | The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.   |      |      |  |  |
| G2  | <b>DEPOSIT</b>  |      |      |  |  |
| G2.1  | The amount of the deposit is the greater of:<br>(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and<br>(b) 10% of the PRICE (exclusive of any VAT on the PRICE).  | G4.4 |      |  |  |
| 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.  | G4.5 |      |  |  |
| G2.3  | Interest earned on the deposit belongs to the SELLER unless   | G4.6 |      |  |  |
|   | the SALE CONDITIONS provide otherwise.  |      |      |  |  |
|   | <b>BETWEEN CONTRACT AND COMPLETION</b>  |      |      |  |  |
|   | From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless<br>(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or<br>(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.  |      |      |  |  |
|   | If the SELLER is required to insure the LOT then the SELLER<br>(a) must produce to the BUYER on request all relevant insurance details;<br>(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;<br>(c) gives no warranty as to the adequacy of the insurance;<br>(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;<br>(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<br>(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;<br>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).   |      |      |  |  |
|   | 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.   |      |      |  |  |
|   | Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.  |      |      |  |  |
|   | Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.  |      |      |  |  |
|   | <b>TITLE AND IDENTITY</b>   |      |      |  |  |
|   | 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.  |      |      |  |  |
|   | The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:<br>(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.<br>(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.<br>(c) If title is in the course of registration, title is to consist of:<br>(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;<br>(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and<br>(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.<br>(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. |      |      |  |  |
|   | Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):<br>(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<br>(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.   |      |      |  |  |
|   | The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.  |      |      |  |  |
|   | 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.  |      |      |  |  |
|   | The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable   |      |      |  |  |
|   | Money Laundering Regulations and Land Registry Rules.   |      |      |  |  |
|   | <b>TRANSFER</b>   |      |      |  |  |
|   | Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS<br>(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<br>(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.   | G5   |      |  |  |
|   | If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.   | G5.1 |      |  |  |
|   | The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.   | G5.2 |      |  |  |
|   | Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER<br>(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;<br>(b) the form of new lease is that described by the SPECIAL CONDITIONS; and<br>(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.   | G5.3 |      |  |  |
|   |   | G5.4 |      |  |  |
|   | <b>COMPLETION</b>   |      |      |  |  |
|   | COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.  | G6   |      |  |  |
|   | The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.   | G6.1 |      |  |  |
|   | Payment is to be made in pounds sterling and only by<br>(a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and<br>(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.  | G6.2 |      |  |  |
|   | Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.   | G6.3 |      |  |  |
|   | If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.   | G6.4 |      |  |  |
|   | Where applicable the CONTRACT remains in force following COMPLETION.  | G6.5 |      |  |  |
|   | <b>NOTICE TO COMPLETE</b>   | G6.6 |      |  |  |
|   | 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:<br>(a) terminate the CONTRACT;<br>(b) claim the deposit and any interest on it if held by a stakeholder;<br>(c) forfeit the deposit and any interest on it;<br>(d) resell the LOT; and<br>(e) claim damages from the BUYER.   | G7   |      |  |  |
|   | If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:<br>(a) terminate the CONTRACT; and<br>(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.   | G7.1 |      |  |  |
|   |   | G7.2 |      |  |  |
|   |   | G7.3 |      |  |  |
|   | <b>IF THE CONTRACT IS BROUGHT TO AN END</b>   |      |      |  |  |
|   | If the CONTRACT is lawfully brought to an end:<br>(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and<br>(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.  | G7.4 |      |  |  |
|   | <b>LANDLORD'S LICENCE</b>   |      |      |  |  |
|   | Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies. The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").  | G9   |      |  |  |
|   |   | G9.1 |      |  |  |
|   |   | G9.2 |      |  |  |
|   |   | G9.3 |      |  |  |

# Common Auction Conditions (Edition 4)

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|                                       |  |   |   |   |   |
|---------------------------------------|--|---|---|---|---|
| G9.4                                  | The SELLER must<br>(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and<br>(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<br>(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.<br>The BUYER confirms that after COMPLETION the BUYER intends to<br>(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<br>(b) collect the rents payable under the TENANCIES and charge VAT on them. |   |
| G9.5                                  | The BUYER must promptly<br>(a) provide references and other relevant information; and<br>(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:<br>(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;<br>(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and<br>(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   | <b>MANAGEMENT</b><br>G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.<br>G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.<br>G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:<br>(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;<br>(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<br>(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.   |   |   |
| <b>G10</b>                            | <b>INTEREST AND APPORTIONMENTS</b>   |   |   | <b>G16</b>  | <b>CAPITAL ALLOWANCES</b>   |
| G10.1                                 | If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.  |   |   | G16.1   | This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.  |
| G10.2                                 | Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.   |   |   | G16.2   | The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.   |
| G10.3                                 | Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:<br>(a) the BUYER is liable to pay interest; and<br>(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.  | <b>G13</b>  | <b>RENT DEPOSITS</b><br>G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.<br>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.<br>G13.2 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions. 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:<br>(a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;<br>(b) give notice of assignment to the tenant; and<br>(c) give such direct covenant to the tenant as may be required by the rent deposit deed.   | G16.3   | The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.  |
| G10.4                                 | Apportionments are to be calculated on the basis that:<br>(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;<br>(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<br>(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.   | G13.3   |   | G16.4   | The SELLER and BUYER agree:<br>(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and<br>(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.   |
| G10.5                                 | If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.   | G13.4   |   | <b>G17</b>  | <b>MAINTENANCE AGREEMENTS</b>   |
| <b>G11</b>                            | <b>ARREARS</b>   |   |   | G17.1   | The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.  |
| Part 1 - Current rent                 |  |   |   | G17.2   | The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.   |
| 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.  |   |   | <b>G18</b>  | <b>LANDLORD AND TENANT ACT 1987</b>   |
| 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.   |   |   | G18.1   | This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987   |
| G11.3                                 | Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.   |   |   | G18.2   | The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.   |
| Part 2 - BUYER to pay for ARREARS     |  |   |   | <b>G19</b>  | <b>SALE BY PRACTITIONER</b>   |
| G11.4                                 | Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.   |   |   | G19.1   | This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.  |
| G11.5                                 | The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.   |   |   | G19.2   | The PRACTITIONER has been duly appointed and is empowered to sell the LOT.  |
| G11.6                                 | If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.   |   |   | G19.3   | Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.  |
| Part 3 - BUYER not to pay for ARREARS |  |   |   | G19.4   | The LOT is sold<br>(a) in its condition at COMPLETION;<br>(b) for such title as the SELLER may have; and<br>(c) with no title guarantee;<br>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.  |
| G11.7                                 | Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS<br>(a) so state; or<br>(b) give no details of any ARREARS.   | <b>G14</b>  | <b>VAT</b><br>G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.<br>G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.  | G19.5   | Where relevant:<br>(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<br>(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.  |
| G11.8                                 | While any ARREARS due to the SELLER remain unpaid the BUYER must:<br>(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;<br>(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);<br>(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;<br>(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; | <b>G15</b>  | <b>TRANSFER AS A GOING CONCERN</b><br>G15.1 Where the SPECIAL CONDITIONS so state:<br>(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<br>(b) this CONDITION G15 applies.<br>G15.2 The SELLER confirms that the SELLER:<br>(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and<br>(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.<br>G15.3 The BUYER confirms that<br>(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;<br>(b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;<br>(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and<br>(d) it is not buying the LOT as a nominee for another person.<br>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence<br>(a) of the BUYER'S VAT registration;<br>(b) that the BUYER has made a VAT OPTION; and<br>(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the | G19.6   | The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.   |
|                                       |  |   |   | <b>G20</b>  | <b>TUPE</b>   |
|                                       |  |   |   | G20.1   | If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.  |
|                                       |  |   |   | G20.2   | If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:<br>(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.<br>(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.<br>(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER |

# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

|            |   |            |   |
|------------|---|------------|---|
|            | 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.  |            |   |
| <b>G21</b> | <b>ENVIRONMENTAL</b>  |            |   |
| G21.1      | This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.  | G24.2      | Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.   |
| 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      | 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.   |
| 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      | Following COMPLETION the BUYER must:<br>(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;<br>(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<br>(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. |
| <b>G22</b> | <b>SERVICE CHARGE</b>   |            |   |
| G22.1      | This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.   | G24.5      | The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.  |
| G22.2      | No apportionment is to be made at COMPLETION in respect of service charges.   | <b>G25</b> | <b>WARRANTIES</b>   |
| 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:<br>(a) service charge expenditure attributable to each TENANCY;<br>(b) payments on account of service charge received from each tenant;<br>(c) any amounts due from a tenant that have not been received;<br>(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.  | G25.1      | Available warranties are listed in the SPECIAL CONDITIONS.  |
| G22.4      | In respect of each TENANCY, if the service charge account shows:<br>(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<br>(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;<br>but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies. | G25.2      | Where a warranty is assignable the SELLER must:<br>(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and<br>(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.   |
| 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.  | G25.3      | If a warranty is not assignable the SELLER must after COMPLETION:<br>(a) hold the warranty on trust for the BUYER; and<br>(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.  |
| G22.6      | If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:<br>(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and<br>(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.   | <b>G26</b> | <b>NO ASSIGNMENT</b>  |
| <b>G23</b> | <b>RENT REVIEWS</b>   |            | 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.   |
| 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.  | <b>G27</b> | <b>REGISTRATION AT THE LAND REGISTRY</b>  |
| 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.   | G27.1      | 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:<br>(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;<br>(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<br>(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.   |
| 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.  | G27.2      | 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:<br>(a) apply for registration of the TRANSFER;<br>(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and<br>(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.  |
| G23.4      | The SELLER must promptly:<br>(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and<br>(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.   | <b>G28</b> | <b>NOTICES AND OTHER COMMUNICATIONS</b>   |
| 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.   | G28.1      | All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.   |
| 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.   | G28.2      | A communication may be relied on if:<br>(a) delivered by hand; or<br>(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or<br>(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.   |
| 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.   | G28.3      | A communication is to be treated as received:<br>(a) when delivered, if delivered by hand; or<br>(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.   |
| G23.8      | The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.   | G28.4      | A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.  |
| <b>G24</b> | <b>TENANCY RENEWALS</b>   | <b>G29</b> | <b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>   |
| G24.1      | This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.   |            | No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.   |

### EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

- 1 The Deposit**
  - 1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit:  
(a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer  
(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
- 2 Buyer's Administration Charge**
  - 2.1 Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,500 (£1,250 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply.
- 3 Extra Auction Conduct Conditions**
  - 3.1 Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

### MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

#### What the new regulations mean for you as a bidder or buyer at the auction:

1. In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
2. 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.
3. 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.
4. 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.
5. Your ID will be kept on file for 5 years and will be only require updated documents if you change address.
6. 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](mailto: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

## 2025 Auction Schedule

Wednesday 12th February & Thursday 13th February

Wednesday 19th March & Thursday 20th March

Wednesday 23rd April & Thursday 24th April

Wednesday 28th May & Thursday 29th May

Wednesday 2nd July & Thursday 3rd July

Wednesday 6th August & Thursday 7th August

Wednesday 10th September & Thursday 11th September

Thursday 16th October & Friday 17th October

Wednesday 12th November & Thursday 13th November

Wednesday 10th December & Thursday 11th December

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