



**Auction
House**
LONDON

TWO DAY AUCTION

19th & 20th March 2025

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**

March 2025

Wednesday 19th March

Commencing at 10.00am

Thursday 20th March

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

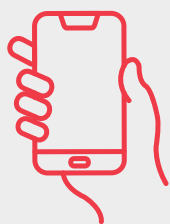
Auction House London
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Hampstead, London NW3 6AL
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auctionhouselondon.co.uk

**# extracting
every last BID**

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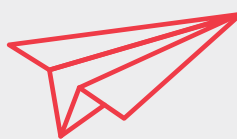
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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

The Catalogue: Details of the properties and land to be sold are set out in the catalogue and on the website 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

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



Alice Chemla
Operations Director



Liz Bentley
Finance Manager



Puja Rawal
Senior Auction Specialist



Zac Morrow
Office Manager & Auctioneer



Georgia Head
PA to Andrew Binstock &
Head of Timed Auctions



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Jake Reuben
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Ella Goldstein
New Business Development



Bo Nathan
Auction Administrator

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OUR 2025 AUCTION SCHEDULE

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Wednesday **19th March** & Thursday **20th March**

Wednesday **23rd April** & Thursday **24th April**

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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**

Our figures for February 2025

 **291**
Lots Offered

 **224**
Lots Sold

 **£40.9 million**
Total Raised

Our total figures for 2024 are

 **2,459**
Lots Offered

 **1,907**
Lots Sold

 **£328.3 million**
Total Raised

together.®

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just 0.49%*,
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lender legal
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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.

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Buying at Auction

**Auction
House
LONDON**

I am interested in a lot...

Want to book a viewing?

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

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

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

How do I watch the Auction live?

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



**Auction
House
LONDON**



Lots 1 - 164

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LOT 1

2 Rutherglen Road, Abbey Wood, London SE2 0XU

*Guide Price
£150,000+

A Vacant End of Terrace House in Shell Condition Situated on a Large Plot of Land. Potential For Development (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 Rockliffe Gardens are within easy reach. Transport links are provided by Abbey Wood underground station (Elizabeth line) and Plumstead rail station.

Description

The property comprises an end of terrace house arranged over ground and first floors presented in shell condition. The property requires a full program of refurbishment.

EPC Rating G

Tenure

Freehold

Accommodation

Ground Floor

First Floor

Exterior

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



LOT 2

36 Crossthaite Avenue, Herne Hill, London SE5 8ET

*Guide Price
£180,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 20th March 2017 (thus approximately **117 years unexpired**).

Location

The property is situated on a mixed use road close to local shops and amenities. Within walking distance of Dulwich Village and East Dulwich. Transport links are provided by North Dulwich, East Dulwich and Denmark Hill Overground stations.

EPC Rating E

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC



LOT 3

Pre 1st April Completion Available at the Buyers Request
**42 Dymoke Road, Hornchurch,
 Essex RM11 1AA**

*Guide Price
£375,000+

A Vacant Semi Detached Workshop Offered with Planning Permission to Convert the Existing Building and to Create 2 x Three Bedroom Houses.

Location

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

Description

The property comprises a semi detached workshop arranged over ground and first floors.

Planning

Havering Borough Council granted the following planning permission (ref: P1456.23) on 7th February 2025: 'Partial demolition of existing commercial building and conversion of retained building fronting Dymoke Road into two no. dwelling houses with pitched roof, rear dormer windows and shared rear projection'.

Tenure

Freehold

Proposed Accommodation

Each dwelling will consist of:
Ground Floor

Reception Room with Open-Plan Kitchen
 Study
 WC

First Floor

Two Bedrooms (One with En-Suite)
 Bathroom

Second Floor

Bedroom

Proposed Accommodation Exterior

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

EPC Rating D



LOT 4

6 Week Completion Available
**25 Fourth Avenue, Manor Park,
 London E12 6DB**

*Guide Price
£290,000+

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 Little Ilford 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
 Bathroom

Exterior

The property benefits from a rear garden.



LOT 5

6 Week Completion Available
**54 Friern Park, North Finchley,
 London N12 9DP**

*Guide Price
£150,000+

A Vacant First Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1958 (thus approximately **32 years unexpired**).

Location

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

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 both front and rear gardens.



LOT 6

6 Week Completion Available
**61 Maplestead Road, Dagenham,
 Essex RM9 4YB**

*Guide Price
£220,000+

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 Castle Green Recreation Ground are within easy reach. Transport links are provided by Upney underground station (District line) and Dagenham Dock 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
 WC

First Floor

Three Bedrooms
 Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 7

15 Thames Close, Rainham, Essex RM13 9HP

*Guide Price
£265,000+

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 Ingrebourne Hill Country Park are within easy reach. Transport links are provided by Rainham rail station.

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

EPC Rating D

Accommodation
Ground Floor
Through Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT 8

Pre 1st April Completion Available at the Buyers Request
22 St. Johns Road, Barking, Essex IG11 7XL

*Guide Price
£200,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

EPC Rating E

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear garden.



LOT 9

Building to the Side of 18 Bowmead, Eltham, London SE9 3NL

*Guide Price
£190,000+

A Vacant Detached Workshop Situated on a Plot of Land Measuring Approximately 300 sq m (3,229 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Description
The property comprises a detached workshop situated on a plot of land measuring approximately 300 sq m (3,229 sq ft). Plans have been drawn up for the erection of a two storey detached house. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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

Accommodation
Ground Floor
Workshop Area

First Floor
Workshop Area



LOT 10

26 Canberra Road, Bexleyheath, Kent DA7 5SG

*Guide Price
£325,000+

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 Lesnes Abbey Woods are within easy reach. Transport links are provided by Abbey Wood underground station (Elizabeth line) and Abbey Wood rail station.

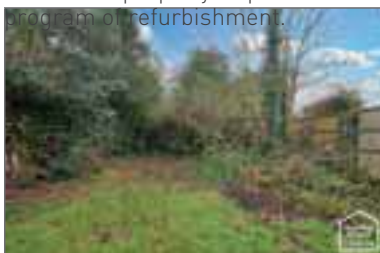
Description
The property comprises a three bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
Three Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

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

EPC Rating D



LOT 11

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

*Guide Price
£750,000+

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.

EPC Rating E



LOT 12

6 Week Completion Available
Apartment 21, 3 Grove Place, Eltham,
London SE9 5AN

*Guide Price
£170,000+

A Vacant First Floor One Bedroom Flat

Tenure
 Leasehold. The property is held on a 999 year lease from 1st January 2015 (thus approximately **989 years unexpired**).

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

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

EPC Rating B

Accommodation
First Floor
 Reception Room with Open-Plan Kitchen
 Bedroom
 Bathroom

Exterior
 The property benefits from a private balcony.



LOT **13**

10 Week Completion Available
**61 Pascoe Road, Lewisham,
 London SE13 5JE**

*Guide Price
£450,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
 Freehold

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

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

EPC Rating F

Accommodation
Ground Floor
 Three Reception Rooms
 Kitchen
 WC

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden.



LOT **14**

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

*Guide Price
£110,000+

A Vacant Second Floor Two Bedroom Flat

Tenure
 Leasehold. The property is held on a 99 year lease from 25th March 1965 (thus approximately **39 years unexpired**). A section 42 notice to extend the lease has been served on the freeholder, the rights of which will be assigned to the incoming buyer.

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Manor Park are within easy reach. Transport links are provided by Caterham 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. The property requires a program of refurbishment.

EPC Rating D

Accommodation
Second Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior
 The property benefits from a garage.



LOT 14A

Pre 1st April Completion Available at the Buyers Request
**124 Bexley Road, Erith,
 Kent DA8 3SP**

*Guide Price
£220,000+

A Vacant Three Bedroom Semi Detached Bungalow

Tenure
 Freehold

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

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

Accommodation
Ground Floor
 Diner/Kitchen
 Three Bedrooms
 Bathroom
 Conservatory

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

EPC Rating E



LOT 15

6 Week Completion Available
**38 Triumph House, Alderman Avenue, Barking,
 Essex IG11 0LS**

*Guide Price
£110,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
 Leasehold. The property is held on a 125 year lease from 9 August 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 Newlands Park are within easy reach. Transport links are provided by Upney underground station (District line) and Dagenham Dock rail station.

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

EPC Rating C

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Two Bedroom
 Bathroom

Exterior
 The property benefits from a balcony.



LOT 15A | **42E Bird in Bush Road, Southwark, London SE15 6RW**

*Guide Price
£95,000+

A Vacant Lower Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th October 2014 (thus approximately **88 years unexpired**).

Location

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

Description

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

EPC Rating C

Accommodation

Lower Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a communal garden.



LOT 16 | **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**).

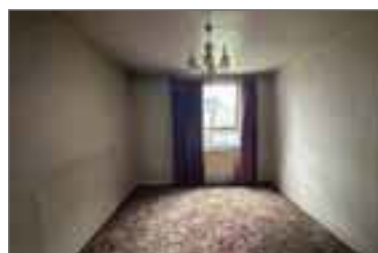
Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a garage and off street garage parking.



LOT 17

Pre 1st April Completion Available at the Buyers Request
**4 Felix Lane, Shepperton,
 Middlesex TW17 8NJ**

*Guide Price
£250,000+

A Vacant Three Room Detached Bungalow

Tenure

Freehold

Description

The property comprises a three room detached bungalow arranged over the ground floor. Plans have been drawn up for a side, rear and loft extension to convert the property into a five bedroom chalet bungalow. 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 G

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bishop Duppa's Recreation Ground are within easy reach. Transport links are provided Shepperton rail station.

Accommodation

Ground Floor
 Kitchen/Diner
 Three Rooms
 Bathroom
 Storage Room

Exterior

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



LOT 18

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

*Guide Price
£335,000+

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 18A

Pre 1st April Completion Available at the Buyers Request
**29 Elm Road, Aveley, South Ockendon,
 Essex RM15 4SX**

*Guide Price
£100,000+

A Vacant First Floor Two Bedroom Semi Detached Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1971 (thus approximately **45 years unexpired**). A section 42 notice to extend the lease has been served on the freeholder, the rights of which will be assigned to the incoming buyer.

Location

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

Description

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

EPC Rating C

Accommodation

First Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior

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



LOT 19

**252 Laleham Road, Shepperton,
 Middlesex TW17 0JF**

*Guide Price
£220,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Description

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

EPC Rating F

Location

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

Accommodation

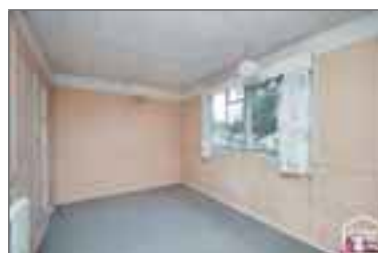
Ground Floor
 Two Reception rooms
 Kitchen
 WC

First Floor

Three Bedrooms
 Bathroom

Exterior

The property benefits from a rear garden and a garage.



LOT 20

Pre 1st April Completion Available at the Buyers Request
**51 Morden Hill, Lewisham,
 London SE13 7NP**

*Guide Price
£440,000+

A Vacant Three Bedroom Semi Detached House. Potential for a Side 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 Brookmill Park are within easy reach. Transport links are provided by Brockley overground station and St Johns rail station.

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

EPC Rating D

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from a rear garden.



LOT 20A

6 Week Completion Available
**38 Porthcawe Road, Sydenham,
 London SE26 5TA**

*Guide Price
£110,000+

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

Tenure
 Leasehold. The property is held on a 111 year lease from 29th July 2002 (thus approximately **88 years unexpired**).

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

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

EPC Rating C

Accommodation
Fifth Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Tenancy
 The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 30th November 2020 at a rent of £1,100 per calendar month (Holding Over).



LOT 21

Pre 1st April Completion Available at the Buyers Request
**19A The Waldrons, Croydon,
 Surrey CR0 4HB**

*Guide Price
£190,000+

A Vacant Raised Ground Floor Three Room Flat

Tenure

Leasehold. The property is held on a new 125 year lease.

Location

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

Description

The property comprises a raised ground floor three room flat situated within a semi detached building arranged over lower ground, raised ground and two upper floors.

Accommodation

Raised Ground Floor

Kitchen
 Three Rooms
 Bathroom

Exterior

The property benefits from communal gardens and off street parking.

EPC Rating E



LOT 21A

Pre 1st April Completion Available at the Buyers Request
**17 Chase Gardens, Chingford,
 London E4 8LB**

*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 Chase Lane Park are within easy reach. Transport links are provided by Roding Valley underground station (Central line) and Meridian Water rail station.

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 98 year lease from 25th March 1986 (thus approximately **60 years unexpired**). A section 42 notice to extend the lease has been served on the freeholder, the rights of which will be assigned to the incoming buyer.

Accommodation

Ground Floor

Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior

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



LOT 22

71 Court Avenue, Coulsdon, Surrey CR5 1HJ

*Guide Price
£295,000+

A Vacant Three Bedroom Semi Detached House. Potential for a Loft 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 Grange Park are within easy reach. Transport links are provided by Coulsdon South 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
Bathroom

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 22A

Pre 1st April Completion Available at the Buyers Request 159 Harrow Crescent, Romford, Essex RM3 7AP

*Guide Price
£180,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors. We understand the property is of non-standard construction.

EPC Rating D

Accommodation

Ground Floor

Through Reception Room
Kitchen
Conservatory

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 23

11 Buckwoods Road, Braintree, Essex CM7 1DY

*Guide Price
£120,000+

A Vacant Two Bedroom Mid Terrace House. 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 John Ray Park are within easy reach. Transport links are provided by Braintree rail station.

Description

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

Accommodation

Ground Floor

Through Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 24

5 Week Completion Available
93 Downhills Way, Tottenham, London N17 6AL

*Guide Price
£375,000+

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 Belmont Recreation Ground are within easy reach. Transport links are provided by Hornsey 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.

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 24A | 12 Reynolds Close, Carshalton, Surrey SM5 2AY

*Guide Price
£80,000+

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.

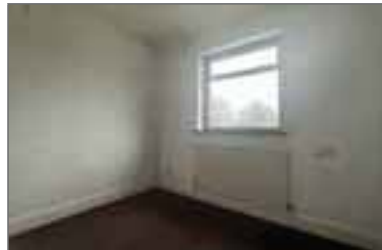
Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating D



LOT 25 | 6 Week Completion Available 66 Edmeston Close, Hackney, London E9 5TL

*Guide Price
£170,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 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 Victoria Park are within easy reach. Transport links are provided by Homerton overground station and Hackney Downs 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 off street parking.

EPC Rating C



LOT 26

27 Alpine Terrace Stockwood Crescent, Luton, Bedfordshire LU1 3SS

*Guide Price
£45,000+

A Vacant First Floor Studio Flat. ERV based on the Local Housing Allowance (LHA) Rate is £8,372 per annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1989 (thus approximately **63 years unexpired**).

Location

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

Description

The property comprises a first floor studio Flat situated within an end of terrace house arranging over lower ground, raised ground and first floors.

EPC Rating F

Accommodation

First Floor
Studio Room
Kitchen
Bathroom

G.I.A Approximately 33 sq m (356 sq ft)

Exterior

The property benefits from off street parking.



LOT 26A

6 Week Completion Available
80 Westcliff Park Drive, Westcliff-on-Sea, Essex SS0 9LP

*Guide Price
£85,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st July 1986 (thus approximately **60 years unexpired**).

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 ground floor one bedroom flat situated within a mid terrace building arranging over ground and first floors.

EPC Rating D

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.



LOT 27

70 Scotts Road, Leyton,
London E10 6LW

*Guide Price
£450,000+

A Three Bedroom Mid Terrace House Part Let Producing £5,700 Per Annum

Tenure

Freehold

Location

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

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

Tenancy

One of the bedrooms is let at a rent of £475 per calendar month. Two are vacant.



LOT 28

473-475 Staines Road, Feltham,
Middlesex TW14 8BL

*Guide Price
£360,000+

A Pair of Semi Detached Buildings Arranged to Provide Two Ground Floor Shops and a First Floor One Bedroom Flat Part Let Producing £10,540 Per Annum. Potential for Development (Subject to Obtaining all Relevant Consents).

Location

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

Description

The property comprises a pair of semi detached buildings arranged to provide two ground floor shops and a first floor one bedroom flat.

Tenancy

The retail unit at 475 Staines Road is subject to a lease for a term of 10 years commencing 25th March 2019 at a rent of £2,635 payable quarterly. Business not affected.

473 & 473A Staines Road are vacant.

Tenure

Freehold

Accommodation

473 Staines Road

Ground Floor
Retail Unit

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

GIA Approximately 1,875 sq ft / 174 sq m

475 Staines Road

Ground Floor
Retail Unit

GIA Approximately 646 sq ft / 60 sq m

EPC Rating

473 - D

475 - C



LOT 29

9 Woodchurch Road, West Hampstead,
London NW6 3PL*Guide Price
£2,000,000+

A Well Located Detached Building Arranged to Provide Eight Flats (1 x Two Bedroom, 1 x One Bedroom, 1 x Studio and 5 x Letting Rooms) Part Let Producing £46,188 Per Annum. Offered with Planning Permission for a Side Extension and a Single Storey Rear Extension to then Provide a Two Bedroom House and Seven Flats (1 x Three Bedrooms, 1 x Two Bedrooms, 1 x One Bedrooms and 4 x Letting Rooms).

Tenure

Freehold

Location

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

Description

The property comprises a detached building arranged internally to provide eight flats arranged over lower ground, ground and two upper floors.

Planning

Camden Borough Council granted the following planning permission (ref: 2023/3909/P) on 2nd October 2024: 'Excavation of basement extension with front and rear lightwells; erection of single storey plus basement side extension and single storey rear extension; new side and rear dormers; and internal reconfiguration to convert from 1 x 1 bed flat, 1 x studio, 5 x bedsits and 1 x 2 bedroom flat, to provide 1 x 1 bed flat, 1 x 2 bed flat, 1 x 3 bed flat, 1 x 2 bed house and 4 bedsits; erection of new bin stores and long-stay and visitor cycle facilities'

Tenancy

Four of the flats are subject to individual tenancies at a combined rent of £3,849 per calendar month. Two of them are regulated tenancies.

Accommodation**Ground Floor**

One Bedroom Flat
Two Letting Rooms
Communal Shower Room

First Floor

Three Letting Rooms
Communal Bathroom

Second Floor

Two Bedroom Flat

Total GIA Approximately 457 Sq M / 4,924 Sq Ft

Exterior

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

Proposed Accommodation

The house will be arranged as:

Lower Ground Floor

Two Bedrooms
Bathroom

Ground Floor

Reception Room
Kitchen
WC

The remainder of the building will be arranged as:

Lower Ground Floor

Three Bedroom Split-Level Flat

Ground Floor

Three Bedroom Split-Level Flat
One Bedroom Flat

First Floor

Four Letting Rooms

Second Floor

Two Bedroom Flat

Exterior

The building will benefit from a large rear garden and the house will benefit from a private rear garden. Both will benefit from off-street parking.

LOT 30

Flat 8 Belgrave Court, Ascalon Street, Battersea, London SW8 4DJ

*Guide Price
£425,000+

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 Battersea Park and the Battersea Power Station are within easy reach. Transport links are provided by Battersea Power Station underground station (Northern line) and Battersea Park overground station.

Description

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

Note

Please note that the directors of Auction House London have an interest in this property.

EPC Rating C

Tenure

Share of Freehold. The property is held on a 999 year lease from 7th August 2008 (thus approximately **983 years unexpired**).

Accommodation Ground Floor

Reception Room
Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a private rear garden, communal gardens and a designated underground parking space.



LOT 30A

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

*Guide Price
£350,000+

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 flats (1 x one bedroom, 1 x two bedrooms).

124A - D

124B - E

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 31

Pre 1st April Completion Available at the Buyers Request
Flat 229 Platinum House, Lyon Road, Harrow, Middlesex 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.

EPC Rating C

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 32

37 Harkness Close, Romford, Essex RM3 9NX

*Guide Price
£90,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1981 (thus approximately **55 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 Harold Wood underground station (Elizabeth line) and Romford rail station.

Description

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

EPC Rating C

Accommodation
First Floor

Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from communal gardens.



LOT 32A

112 Muswell Hill Broadway, & 108-112 Hillfield Park Mews, Muswell Hill, London N10 3RU

*Guide Price
£650,000+

A Mid Terrace Building Arranged to Provide a Lower Ground and Ground Floor Shop Offered with Vacant Possession and Three Flats on the Upper Floors All Sold Off on Leases

Tenure
Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Starbucks Coffee, HSBC and Ryman. The open spaces of Alexandra Park are within easy reach. Transport links are provided by East Finchley underground station (Northern line) and Alexandra Palace rail station.

Description

The property comprises a mid terrace building arranged to provide a lower ground and ground floor shop with three flats on the first and second floors (All Sold Off).

Joint Auctioneers



Accommodation
Lower Ground Floor
Shop Area

Ground Floor
Shop Area

First and Second Floors
Three Flats (Not Inspected)

Tenancy
The three flats are all sold off Leases.

108 Hillfield Park Mews is held on a 189 year lease from 25th March 1983 **(147 Years Remaining)**

110 Hillfield Park Mews is held on a 99 year lease from 1983 **(57 Years Remaining)**

112 Hillfield Park Mews is held on a 999 year lease from 24th March 1983 **(957 Years Remaining)**

EPC Rating C



LOT 33

6 Week Completion or Pre 1st April Completion Available at the Buyers Request
35 Brewer Street, Maidstone, Kent ME14 1RU

*Guide Price
£135,000+

A Vacant End of Terrace House

Tenure
Freehold

Location

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

Description

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Bedroom
Bathroom

Exterior
The property benefits from a rear garden.



LOT 33A

Flat 5, 116 Haverstock Hill, Belsize Park, London NW3 2BB

***Guide Price
£350,000+**

A Well Located Vacant Second Floor One Bedroom Flat

Tenure

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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Primrose Hill are within easy reach. Transport links are provided by Chalk Farm underground station (Northern line) and Kentish Town rail station.

EPC Rating C

Description

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

Accommodation

Second Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens



LOT 34

**By Order of the Executors
434 Baring Road, Grove Park, London SE12 0EF**

***Guide Price
£325,000+**

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 Meadows are within easy reach. Transport links are provided by Grove Park 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
Bathroom

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 35

1 Saxon House, Roman Way, Billingshurst, West Sussex RH14 9QU

*Guide Price
£70,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st May 1990 (thus approximately **64 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens and off street parking.

Note

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



LOT 35A

Flat 43 Carmel Court, 14 Holland Road, Manchester, Lancashire M8 4NP

*Guide Price
£40,000-£70,000

A Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £7,380 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 two bedroom flat situated within a purpose built block arranged over ground and three upper floors.

Note

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

EPC Rating C

Accommodation

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and a private balcony.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £615 per calendar month.



LOT **36**

Flat 2 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 £7,560 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 one bedroom flat situated within a purpose built block arranged over ground and three upper floors.

Note

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

EPC Rating C

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 £7,560 per annum.



LOT **36A**

Flat A, 55 Leverton Street, Kentish Town, London NW5 2NX

*Guide Price
£300,000+

A Well Located Vacant Ground Floor One/Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Montpelier Gardens are within easy reach. Transport links are provided by Kentish Town underground (Northern line) and rail stations.

Description

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

EPC Rating D

Tenure

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

Accommodation

Ground Floor
Reception Room
Two Bedrooms
Bathroom

Total GIA Approximately 53 SqM / 579 Sq Ft

Exterior

The property benefits from a private rear garden



LOT 37

38 London Road, Sittingbourne, Kent ME10 1NJ

*Guide Price
£395,000+



A Substantial Detached Former Public House Situated on a Plot of Land Measuring Approximately 0.26 Acres / 1,066 sq m (11,408 sq ft). Potential for a Variety of Alternative Uses or Re-Development (Subject to Obtaining all Relevant Consents)

Location

The property occupies a corner plot on a residential road close to local shops and amenities. The open spaces of Kemsley Recreation Ground are within easy reach. Transport links are provided by Kemsley rail station and major vehicular routes including A2, A249, M2 and M20.

Description

The property comprises a substantial detached former public house arranged over lower ground, ground and first floors situated on a plot of land measuring approximately 0.26 Acres / 1,066 sq m (11,408 sq ft).

Note

VAT is Applicable

Accommodation

Lower Ground Floor
Cellar

Ground Floor
Reception Room
Kitchen
Storage Room
WC's

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

G.I.A. Approximately 236 sq m / 2,537 sq ft

Tenure

Freehold

Exterior

The property benefits from a large garden, two garages and a car park for twenty cars.



LOT 37A

Pre 1st April Completion Available at the Buyers Request
Flat 39 Downholme, 101-107 Upper Richmond Road, Putney, London SW15 2TH

***Guide Price**
£160,000+

A Vacant Seventh Floor One Bedroom Flat

Location

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 14th February 1997 (thus approximately **97 years unexpired**).

Accommodation

Seventh Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom



LOT 38

19 & 19A Widmore Road, Bromley, Kent BR1 1RL

***Guide Price**
£490,000+

A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First and Second Floor Offices Fully Let Producing £49,000 Per Annum

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Sainsbury's, Primark and Pizza Express. The open spaces of Church House Gardens are within easy reach. Transport links are provided by Bromley South rail station.

Description

The property comprises a mid terrace commercial building arranged to provide a ground floor retail unit and first and second floor offices.

19: E
 19a: G

Accommodation

Ground Floor
 Retail Unit

First Floor
 Offices

Second Floor
 Offices

Tenancy

The ground floor unit is subject to a lease for a term of 7 years commencing 24th December 2023 at a rent of £32,000 per annum. The first and second floor offices are subject to a lease for a term of 5 years commencing 24th March 2023 at a rent of £17,000 per annum.



LOT 38A | 16 Essex Road, Huntingdon, Cambridgeshire PE29 1SE

*Guide Price
£145,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum

Tenure
Freehold

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

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

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



LOT 39 | 15 Ashbourne Road, Mitcham, Surrey CR4 2BE

*Guide Price
£440,000+

A Vacant Four Bedroom End of Terrace House. Potential for a Rear Extension and Loft Conversion (Subject to Obtaining all Relevant Consents).

Tenure
Freehold

Location
The property is situated on a residential road bordering Tooting and close to local shops and amenities. The open spaces of Figgis Marsh are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) and Tooting rail station.

Exterior
The property benefits from a rear garden

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bedroom

First Floor
Three Bedrooms
Bathroom

EPC Rating D



LOT 40

24 Spital Road, Maldon,
Essex CM9 6EB

*Guide Price
£250,000+

A Vacant Four Bedroom Semi Detached House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Promenade Park are within easy reach. Transport links are provided by Battlesbridge rail station and the A12.

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

EPC Rating G

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Four Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 40A

2B Brookhill Road, Barnet,
Hertfordshire EN4 8SD

*Guide Price
£275,000+

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 Oak Hill Park are within easy reach. Transport links are provided by Cockfosters underground station (Piccadilly line) New Barnet rail station.

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

EPC Rating D

Tenure
Share of Freehold. The property is held on a 99 year lease from 24th June 1986

Accommodation
Ground Floor
Reception Room with Open-Plan Kitchen
Two Bedrooms
Two Bathrooms

Exterior
The property benefits from a private rear garden.



LOT 41

136 Canterbury Road, Kennington, Ashford, Kent TN24 9QE

*Guide Price
£100,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1956 (thus approximately 31 years unexpired).

Location

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

Description

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

EPC Rating F

Accommodation

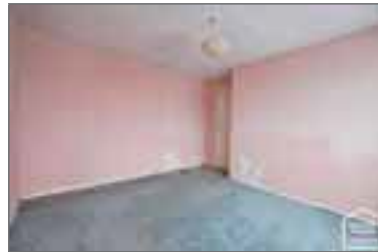
Ground Floor
Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 41A

18 Lloyd Road, Walthamstow, London E17 6NR

*Guide Price
£300,000+

A Vacant Two Bedroom Mid Terrace House. Potential for Loft and 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 Stoneydown Park are within easy reach. Transport links are provided by Blackhorse Road underground station (Victoria line) and Tottenham Hale 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 **42**

**36 London Road, Tunbridge Wells,
Kent TN1 1DL**

*Guide Price
£400,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2001 (thus approximately **975 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Calverley Grounds are within easy reach. Transport links are provided by Tunbridge 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 With Open-Plan Kitchen
Two Bedrooms (Both with En-Suites)
Separate WC

Total GIA Approximately 135 SqM / 1,456 Sq Ft

Exterior

The property benefits from a private entrance and a dedicated parking space.



LOT **42A**

**Flat 8 Atkins Court, Willow Tree Close, Bow,
London E3 5PH**

*Guide Price
Withdrawn

A Vacant Ground Floor Two/Three Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Total GIA Approximately 64 SqM / 690 Sq Ft

Exterior

The property benefits from a private rear garden.



LOT 43

9 Alderton Crescent, Hendon, London NW4 3XU

*Guide Price
£800,000+

A Vacant Three Bedroom Detached House Offered with Planning Permission for a Roof Extension and A Single Story Rear Extension.

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 Hendon Central underground station (Northern line) and Hendon 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
Three Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

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

Planning
Barnet London Borough Council granted both the following planning permissions (ref: 24/4364/19 and 24/4363/HSE) in November 2024: 'Roof extension involving hip to gable, side dormer windows with juliette balcony and side window' and a 'Single storey rear extension'.



LOT 43A

58 New Road, Staines-upon-Thames, Middlesex TW18 3DA

*Guide Price
£290,000+

A Vacant Five Room Mid Terrace House

Tenure
Freehold

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

Description
The property comprises a five room mid terrace house arranging over ground and first floors.

Exterior
The property benefits from a rear garden.

Accommodation
Ground Floor
Two Rooms
Kitchen
Bathroom

First Floor
Three Rooms (one room is accessed through another)

EPC Rating F



LOT 44

115 Maltings Close, Bow,
London E3 3TD

*Guide Price
£250,000+

A Second Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £21,000 Per Annum,

Tenure

Leasehold. The property is held on a 125 year lease from 29th November 2005 (thus approximately 105 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Three Mills Green Park are within easy reach. Transport links are provided by Bromley-by-Bow underground station (Circle line) and West Ham rail station.

Description

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

Accommodation

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

Exterior

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,750 per calendar month.



EPC Rating B

LOT 45

125 Maltings Close, Bow,
London E3 3TD

*Guide Price
£250,000+

A Third Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £21,000 Per Annum,

Tenure

Leasehold. The property is held on a 125 year lease from 29th November 2005 (thus approximately 105 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Three Mills Green Park are within easy reach. Transport links are provided by Bromley-by-Bow underground station (Circle line) and West Ham rail station.

Description

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

Accommodation

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

Exterior

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,750 per calendar month.



LOT 45A

Flat 7, Queen Anne's Court, Peascod Street, Windsor, Berkshire SL4 1DG

*Guide Price
£325,000+

A Vacant Grade II Listed First and Second Floor Four Bedroom Split-Level Maisonette. The Building Dates Back to the 16th Century and is Named After Anne Boleyn Who is Believed to Have Lodged Here Whilst She Was the Secret Lover of King Henry VIII

Tenure

Leasehold. The property will be sold on a new 999 year lease from completion.

Location

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

Note

The building dates back to the 16th century and is named after Anne Boleyn who is believed to have lodged here whilst she was the secret lover of King Henry VIII.

EPC Rating D

Description

The property comprises a first and second floor four bedroom split-level maisonette situated within a Grade II Listed mid terrace building arranged over ground and two upper floors.

Accommodation

First Floor
Reception Room
Kitchen
Study

Second Floor

Four Bedrooms
Bathroom

GIA Approximately 1,195 sq ft / 111 sqm



LOT 46

6 Week Completion Available
9 Thirza Road, Dartford, Kent DA1 1UB

*Guide Price
£170,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating C

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden



LOT 46A

Flat C, 73 Digby Crescent, Finsbury Park, London N4 2HS

*Guide Price
£350,000+

A Vacant Second and Third Floor Two Bedroom Split Level Flat

Location

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

Description

The property comprises a second and third floor two bedroom split level flat situated within a mid terrace building arranged over ground and three upper floors. The property requires a program of refurbishment.

Tenure

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

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Third Floor

Bedroom

Total GIA Approximately 83 SqM / 896 Sq Ft



LOT 47

The Old Lodge, Bramford Court, High Street, Southgate, London N14 6DH

*Guide Price
£400,000+

A Three Bedroom Detached Bungalow Subject to an Assured Shorthold Tenancy Producing £27,600 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2022 (thus approximately **996 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Lime Tree 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 three bedroom bungalow arranged over the ground floor.

Accommodation

Ground Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 29th September 2024 at a rent of £2,300 per calendar month.

EPC Rating D



LOT 47A

**58 Victoria Road, Barnet,
Hertfordshire EN4 9PE**

*Guide Price
£285,000+

A Vacant First and Second Floor Two Bedroom Split Level Maisonette

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Victoria Recreation Ground are within easy reach. Transport links are provided by Cockfosters underground station (Piccadilly line) and New Barnet rail station.

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

EPC Rating D

Accommodation
First Floor
Reception Room
Kitchen
Bathroom

Second Floor
Two Bedrooms

Exterior
The property benefits from a private rear garden.



LOT 48

6 Week Completion Available
**31 Ravenscroft Road, Beckenham,
Kent BR3 4TP**

*Guide Price
£390,000+

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 Cator Park are within easy reach. Transport links are provided by Kent House rail station.

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

EPC Rating E

Accommodation
Ground Floor
Three Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

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



LOT 48A | **230A Sydenham Road, Croydon, Surrey CR0 2EB**

*Guide Price
£185,000+

A Vacant Lower Ground and Ground Floor Six Room Split Level Flat

Tenure

Leasehold. The property is held on a 125 year lease from 28th April 1987 (thus approximately **87 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 rail station.

Description

The property comprises a lower ground and ground floor six room split level flat situated within a mid terrace building arranging over ground lower ground, ground and two upper floors. There may be potential to convert the property into 2 flats (subject to obtaining all relevant consents)

EPC Rating C

Accommodation

Lower Ground Floor
Two Bedrooms (One with En-Suite)

Ground Floor

Two Reception Rooms
Two Bedrooms
Two Bathrooms

G.I.A approximately 129 m2 (1,399 sp.ft.)

Exterior

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



LOT 49 | **By Order of the Executors**
774 Kenton Lane, Harrow, Middlesex HA3 6AF

*Guide Price
£550,000+

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 Bentley Priory are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Mill Hill Broadway rail station.

Description

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

EPC Rating D

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom with En-Suite

First Floor

Three Bedrooms (One with En-Suite)
Bathroom

Exterior

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



LOT 50

15 Nelson Road, Twickenham, Middlesex TW2 7AR

*Guide Price
£150,000+

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.

EPC Rating B**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 50A

15A Nelson Road, Twickenham, Middlesex TW2 7AR

*Guide Price
£180,000+

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.

EPC Rating D**Tenure**

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 51

75 Knollys Road, Streatham, London SW16 2JN

*Guide Price
£475,000+

A Freehold Ground Rent Investment and Roof Space Development Opportunity Offered with Planning Permission for the Construction of a Further 2 x Two Bedroom Flats All Secured Upon a Detached Building of Nineteen Flats (All Sold-Off on Long Leases) Currently Producing £6,775 Per Annum.

Tenure

Freehold

Location

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

Description

The property comprises a detached purpose built block of nineteen flats (4 x one bedroom, 11 x two bedrooms and 4 x three bedrooms) arranged over lower ground, ground and three upper floors.

Tenancy

The nineteen flats are all sold off on 150 year leases producing a combined ground rent of £6,775 per annum.

Planning

Lambeth Borough Council granted the following planning permission (ref: 21/00343/FUL) on 9th March 2023: 'Erection of 2 x 2-bed units on roof of existing building, with provision for private amenity space, car and cycle parking, and refuse and recycling storage'.



LOT 51A

Flat C, 149 Tufnell Park Road, Tufnell Park, London N7 0PU

*Guide Price
£600,000+

A Vacant First and Second Floor Three Bedroom Flat. Potential for Loft Conversion (Subject to Obtaining all Relevant Consents)

Location

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

Description

The property comprises a second and third floor three bedroom flat situated in an end of terrace building arranged over lower ground, ground and two upper floors.

Tenure

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

Accommodation

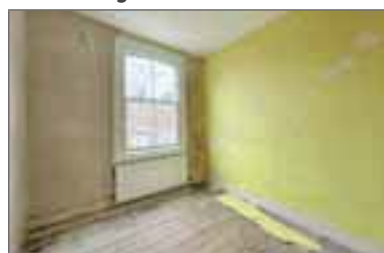
First Floor
Reception Room
Two Bedrooms
Bathroom

Second Floor

Kitchen
Bedroom
WC

Loft

EPC Rating D



LOT 52

Kingsway House Guest House 67 Palatine Road, Blackpool, Lancashire FY1 4BX

*Guide Price
£40,000-£100,000

A Vacant Eight Room Three Storey Mid Terrace Former Guest House

Tenure
Freehold

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

Description
The property comprises an eight room mid terrace former guest house arranged over ground and two upper floors.

EPC Rating G

Accommodation
Ground Floor
Two Rooms
Kitchen

First Floor
Three Rooms
Bathroom

Second Floor
Three Rooms

Exterior
The property benefits from both front and rear gardens.



LOT 52A

290 Porters Avenue, Dagenham, Essex RM8 2EQ

*Guide Price
£250,000+

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 Parsloes Park are within easy reach. Transport links are provided by Becontree underground station (District line) and Barking rail station.

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

EPC Rating E

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT **53**

**Flat 41 Mayflower House, The Drive, Great Warley,
Brentwood, Essex CM13 3BG**

*Guide Price
£90,000+

A Vacant Fifth Floor Two Bedroom Flat. ERV based on the Local Housing Allowance (LHA) Rate is £11,368.76 Per Annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).

Tenure

Leasehold. The property is held on a 125 year lease from 30th April 1984 (thus approximately **84 years unexpired**).

Location

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

Description

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

EPC Rating D

Accommodation

Fifth Floor
Reception Room with Open Plan Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and allocated parking.

Tenancy

The LHA rate for a two bedroom property in the area is £218.63 per week (£11,368.76 per annum) (source: lha-direct.voa.gov.uk).



Next auction: 23rd & 24th April 2025

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auctionhouselondon.co.uk



LOT 54

Pre 1st April Completion Available at the Buyers Request
35 Crisp Road, Henley-on-Thames,
Oxfordshire RG9 2EN

*Guide Price
£220,000+

A Vacant Three Bedroom End of Terrace House with Land to the Side.

Tenure
 Freehold

Description
 The property comprises a three bedroom end of terrace house situated on a large plot. We understand the property suffers from structural issues. Plans have been drawn up for a side and rear extension and for the property to be converted into a 10 bed HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Utility Room

First Floor
 Three Bedrooms
 Bathroom

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

EPC Rating C



LOT 55

Flat E, 89 Sunny Gardens Road, Hendon,
London NW4 1SH

*Guide Price
£230,000+

A Vacant Second Floor One Bedroom Flat

Tenure
 Leasehold. The property is held on a 999 year lease from 25th 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 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 second floor one bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

EPC Rating D

Accommodation
Second Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior
 The property benefits from off street parking.



LOT 55A | 78 Elsted Street, Southwark,
London SE17 1QG

***Guide Price
£900,000+**



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.

EPC Rating E

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 56

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

*Guide Price
£325,000+

A Vacant Two Bedroom Mid Terrace Cottage with a Private Garden

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

Exterior

The property benefits from a private rear garden

EPC Rating D

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 57

21 Tower Estate, Dymchurch, Romney Marsh, Kent TN29 0TN

*Guide Price
£125,000+

A Vacant Two Bedroom Detached Chalet Bungalow

Tenure

Freehold

Location

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

Description

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

EPC Rating E

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

First Floor

Large open area (restrictive height)

Exterior

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



LOT **58**

**91 Shakespeare Drive, Westcliff-on-Sea,
Essex SS0 9AA**

*Guide Price
£210,000+

A Vacant Three Bedroom End of Terrace House. Potential for Loft and 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 Priory Park are within easy reach. Transport links are provided by Prittlewell 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.

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT **59**

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

*Guide Price
£180,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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. Plans have been drawn up for the property to be converted into a 5 room HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Accommodation

Ground Floor

Reception Room
Kitchen
Utility Room

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating C



LOT 60

9B New Street, Ashford, Kent TN24 8TN

*Guide Price
£50,000+

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

Tenure

Leasehold. The property is held on a 125 year lease from 31st October 2024 (thus approximately 124 years unexpired).

Location

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

Description

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

EPC Rating D

Accommodation

Second Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Tenancy

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



LOT 60A

23A North Villas, Camden, London NW1 9BL

*Guide Price
£275,000+

A Well Located Vacant Lower Ground Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Canteloves Gardens are within easy reach. Transport links are provided by Caledonian Road underground station (Piccadilly line) and Kentish Town rail station.

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.

EPC Rating D

Tenure

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

Accommodation

Lower Ground Floor
Reception Room With Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private courtyard and communal gardens.



LOT **61**

**12 River Gardens, Feltham,
Middlesex TW14 0RE**

*Guide Price
£70,000+

A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £12,000 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1954 (thus approximately **28 years unexpired**).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £12,000 per annum.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating D



LOT **62**

**99 Riddons Road, Grove Park,
London SE12 9QZ**

*Guide Price
£295,000+

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

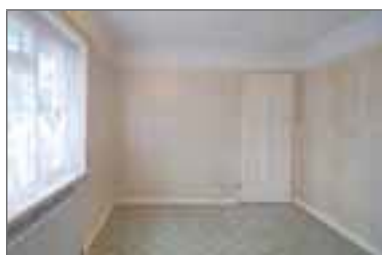
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT **62A**

Pre 1st April Completion Available at the Buyers Request
**Flat 6, 55 Great Cumberland Place, Marylebone,
 London W1H 7LJ**

*Guide Price
£15,000+

A Well Located Vacant Ground and First Floor Two Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a **67 year lease from 25th March 1958 - Due to expire imminently, Please see notice below.** A section 42 notice to extend the lease has been served on the freeholder, please refer to the legal pack for further information.

As per the documentation included in the legal pack an application for determination of the premium and the terms of acquisition has been submitted to the First-tier Tribunal (property chamber) which has directed that the lease extension process will be held in abeyance for three months until 10th April 2025 whereupon directions in the matter will be issued to the parties in terms of progressing the claim through the tribunal.

As per paragraph 5 of Schedule 12 to the Leasehold Reform Housing and Urban Development Act 1993, so long as there is a live lease extension claim in respect of the flat, the lease does not terminate on the expiry date and remains for the duration of the claim or for three months after the claim has ended.

63
 EPC Rating D

Location

The property is situated on a residential road close to local shops and amenities. Transport links are provided by Bond Street underground station (Jubilee and Central lines) and Euston rail station.

Description

The property comprises a well located ground and first floor two bedroom split level flat situated within a purpose built.

Accommodation

Ground Floor
 Reception Room
 Kitchen
 WC

First Floor

Two Bedrooms
 Bathroom

Exterior

The property benefits from communal patio gardens.



**Flat 23 Shawcross House, 235-237 Preston Road,
 Brighton, East Sussex BN1 6SW**

*Guide Price
£120,000+

A Vacant Ground Floor Three Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1983 (thus approximately **57 years unexpired**).

Location

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

Description

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

EPC Rating C

Accommodation

Ground Floor
 Reception Room/Kitchen
 Three Bedrooms
 Bathroom

Exterior

The property benefits from communal gardens and allocated parking.



LOT **64**

**98 Broadwater Gardens, Orpington,
Kent BR6 7UA**

*Guide Price
£475,000+

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

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

EPC Rating C

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

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

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



LOT **65**

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

*Guide Price
£150,000+

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.

EPC Rating C

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 65A

38 Dracaena Crescent, Hayle, Cornwall TR27 4EN

*Guide Price
£120,000+

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

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

EPC Rating C

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

First Floor
Two Bedrooms (One with En-Suite)
Bathroom

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



LOT 66

4 Smiths Path, Cottenham, Cambridge, Cambridgeshire CB24 8SQ

*Guide Price
£50,000+

A Vacant Two Bedroom Semi Detached House

Tenure
Freehold

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

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

EPC Rating E

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a front yard.



LOT **67**

**136 Aldermans Green Road, Aldermans Green, Coventry,
West Midlands CV2 1PP**

*Guide Price
£65,000+

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 Longford Park are within easy reach. Transport links are provided by Coventry Arena 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.

EPC Rating F

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms
WC

Exterior
The property benefits from both front and rear gardens.



LOT **68**

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

*Guide Price
£75,000+

A Vacant First Floor Three bedroom Flat. Potential to Re-develop (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 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.

EPC Rating G

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 69

6 Week Completion Available
**7 Broadwater, Tinkers Bridge, Milton Keynes,
Buckinghamshire MK6 3DS**

*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 Woughton Park are within easy reach. Transport links are provided by Bow Brickhill rail station.

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

EPC Rating C

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.



LOT 70

Jour De Fete, Riverside, Wraysbury, Staines-upon-Thames, Middlesex TW19 5JN

*Guide Price
£550,000+

A Vacant Three Bedroom Detached Bungalow With River Views

Tenure
Freehold

Location
The property is situated on an island close to local shops and amenities. The open spaces of Old Windsor Recreation Ground are within easy reach. Transport links are provided by Sunnymeads rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Three Bedrooms (All with En-Suites)
Office
WC

Exterior
The property benefits from both front and rear gardens.



LOT 70A

6 Week Completion Available
**32 Station Road, Strood, Rochester,
 Kent ME2 4BG**

*Guide Price
£125,000+

A Three Bedroom Mid 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 Strood Waterfront are within easy reach. Transport links are provided by Strood rail station.

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

Tenancy
 The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st June 2015 at a rent of £650 per calendar month (Holding Over).

EPC Rating D

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Bathroom

First Floor
 Three Bedrooms

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 71

**94 Spencer Close, Finchley,
 London N3 3TZ**

*Guide Price
£440,000+

A Ground Floor Two Bedroom Flat Offered with Vacant Possession

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Windsor Open Space are within easy reach. Transport links are provided by Finchley Central underground station (Northern line) and Hendon rail station.

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

EPC Rating C

Tenure
 Leasehold. The property is held on a 999 year lease from 24th June 2014 (thus approximately **988 years unexpired**).

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Two Bedrooms (One with En-Suite)
 Bathroom

Exterior
 The property benefits from a patio.



LOT **72**

Flat 174 Lauderdale Mansions, Lauderdale Road, Maida Vale, London W9 1NG

*Guide Price
£600,000+

A Well Located Vacant Lower Ground Floor Four Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1977 (thus approximately **51 years unexpired**).

Location

The property is situated in the highly sought after area of Maida Vale close to local shops and amenities. The open spaces of Paddington Recreation Ground are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Queens Park overground station.

Description

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

EPC Rating D

Accommodation

Lower Ground Floor

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

G.I.A Approximately 94 sq m (1,010 sq ft)

Exterior

The property benefits from communal gardens.



LOT **72A**

21 Alexandra Road, Ramsgate, Kent CT11 7HY

*Guide Price
£130,000+

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 Ellington Park are within easy reach. Transport links are provided by Ramsgate rail station.

Description

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

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT **73**

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

***Guide Price
Withdrawn**



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 74

36B Waddon Road, Croydon, Surrey CR0 4LF

*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 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 two bedroom flat situated within a mid terrace building arranged over lower ground, raised ground and two upper floors.

Accommodation

First Floor

Reception Room/Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens.

EPC Rating C



LOT 75

1 Welwyn Avenue, Mansfield Woodhouse, Mansfield, Nottinghamshire NG19 9DR

*Guide Price
£125,000+

A Vacant Three Bedroom Detached Chalet Bungalow Situated on A Corner Plot

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom
Conservatory

First Floor

Two Bedrooms

Exterior

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



LOT 75A

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.

Note

The property has suffered recent water damage and has now been completely stripped back to the brickwork on the ground floor.

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.

EPC Rating E



LOT 76

Flat 4, 112 Sunningfields Road, Hendon, London NW4 4RE

*Guide Price
£240,000+

A Vacant Ground and First Floor One Bedroom Split Level Flat

Tenure

Share of Freehold

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 and first floor one bedroom split level flat situated within a semi detached building arranged over ground and two upper floors.

EPC Rating D

Accommodation

Ground Floor

Reception Room With Open-Plan Kitchen

First Floor

Bedroom
Study
Bathroom

Exterior

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

Joint Auctioneers



LOT 77

Pre 1st April Completion Available at the Buyers Request
**Land Adjacent to 107 Dorking Road, Epsom,
 Surrey KT18 7JZ**

*Guide Price
£70,000+

A Plot of Land Measuring Approximately 139 sq m (1,496 sq ft). Offered With Planning Permission for the Erection of a Detached Bungalow.

Tenure

Virtual Freehold. The property is held on a 999 year lease from 25th December 1993 (thus approximately **967 years unexpired**).

Location

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

Description

The lot comprises a plot of land measuring approximately 139 sq m (1,496 sq ft).

Planning

Epsom and Ewell Borough Council granted the following planning permission (ref: 18/00770/FUL) on 8th October 2020 : Construction of a detached bungalow. We understand from the vendor that the planning permission has been implemented and therefore is still valid.

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.



An Artist's Impression of a Development Concept (Subject to Obtaining all Relevant



LOT 78

Pre 1st April Completion Available at the Buyers Request
**Garage at 107 Dorking Road, Epsom,
 Surrey KT18 7JZ**

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage

Tenure

Leasehold. The property is held on a 999 year lease from 25th December 1993 (thus approximately **968 years unexpired**).

Location

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

Description

The lot comprises a single storey lock up garage.



LOT **79**

11 Hollymount, Rossendale, Lancashire BB4 4JU

*Guide Price
£75,000+

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 Snig Hole Park are within easy reach. Transport links are provided by Entwistle rail station.

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

EPC Rating G

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Second Floor
Loft Room

Exterior
The property benefits from a rear yard.



LOT **80**

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

*Guide Price
£80,000+

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: 25/10081/F) 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 80A

5 Church View, Upper Clatford, Andover, Hampshire SP11 7QF

*Guide Price
£180,000+

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 Bury Hill Meadows are within easy reach. Transport links are provided by Andover rail station and the A303.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens

EPC Rating E



LOT 81

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

*Guide Price
£110,000+

A Vacant Second Floor Two Room 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 room flat situated within a purpose built block arranged over ground and two upper floors. The property requires a program of refurbishment.

EPC Rating D

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1979 (thus approximately **54 years unexpired**)

Accommodation

Second Floor

Reception Room/Kitchen
Two Rooms
Bathroom



LOT **82**

Pre 1st April Completion Available at the Buyers Request
**10 Saxon Close, Brentwood,
 Essex CM13 2EU**

*Guide Price
£185,000+

A Vacant Derelict 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 Thorndon Country Park are within easy reach. Transport links are provided by Brentwood rail station.

Description
 The property comprises a derelict two bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment and may require structural repairs.

EPC Rating D

Accommodation
Ground Floor
 Reception Room
 Kitchen

First Floor
 Two Bedrooms
 Bathroom
 Separate WC

Exterior
 The property benefits from both front and rear gardens.



LOT **83**

6 Week Completion Available
**11 Eastgate Close, Thamesmead,
 London SE28 8PJ**

*Guide Price
£90,000+

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 Lytham Close Playground are within easy reach. Transport links are provided by Abbey Wood rail station.

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

EPC Rating F

Tenure
 Leasehold. The property is held on a 99 year lease from 1st January 1986 (thus approximately **60 years unexpired**).

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior
 The property benefits from a communal gardens.



LOT 84

143 Victoria Road, Scarborough, North Yorkshire YO11 1SY

*Guide Price
£20,000+

A Substantial Vacant Four Bedroom Mid Terrace House. Potential To Redevelop (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 Falsgrave Park are within easy reach. Transport links are provided by Scarborough 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

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Second Floor

Two Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 85

Flat 110 Jubilee Heights, 1 Shoot Up Hill, Kilburn, London NW2 3UQ

*Guide Price
£365,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 29th September 1997 (thus approximately **972 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Maygrove Peace Park are within easy reach. Transport links are provided by Kilburn underground station (Jubilee line), West Hampstead Thameslink rail station and Bondesbury overground station which is a 6 minute walk away.

EPC Rating B

Description

The property comprises a first floor two bedroom flat situated within a purpose built block arranged over ground and seven upper floors with 24 hour concierge and lift access.

Accommodation

First Floor

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

Exterior

The property benefits from a communal roof terrace, gym, swimming pool and allocated parking.



LOT 85A

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

*Guide Price
£40,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
 Freehold

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

Description
 The property comprises a two bedroom mid terrace house arranged over ground and first floors presented in shell condition,

EPC Rating G

Accommodation
Ground Floor
 Reception Room
 Kitchen (not fitted)

First Floor
 Two Bedrooms
 Bathroom (not fitted)

Exterior
 The property benefits from a rear garden.



LOT 86

35 Princesses Parade, Waterside, Crayford, Dartford, Kent DA1 4JD

*Guide Price
£80,000+

A Vacant Second and Third Floor Four Bedroom Split Level Maisonette. Estimated Rental Value based on the Local Housing Allowance (LHA) Rate is £21,541 per annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).

Tenure
 Leasehold. The property is held on a 99 year lease from 29th September 1975 (thus approximately **49 years unexpired**).

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

Exterior
 The property benefits from a balcony.

EPC Rating F

Description
 The property comprises a second and third floor four bedroom split level maisonette situated within a mixed use parade arranging over ground and four upper floors.

Accommodation
Second Floor
 Reception Room/Kitchen
 Bedroom

Third Floor
 Three Bedrooms
 Bathroom



LOT 87

14 Edinburgh Road, Brighton, East Sussex BN2 3HY

*Guide Price
£475,000+

A Mid Terrace House Arranged to Provide A Six Bedroom Student HMO Fully Let Producing £54,288 Per Annum

Tenure

Freehold

Location

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

Description

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

Tenancy

The property is subject to a joint tenancy at a rent of £54,288 per annum.

EPC Rating C

Accommodation

Lower Ground Floor

Communal Reception Room with Open Plan Kitchen WC

Ground Floor

Two Letting Rooms

First Floor

Two Letting Rooms
Bathroom

Second Floor

Two Letting Rooms
Bathroom

Exterior

The property benefits from a rear garden.

Joint Auctioneers

HAMMERED



LOT 88

24 North Entrance, Saxmundham, Suffolk IP17 1AU

*Guide Price
£75,000+

A Grade II Listed Vacant Double Fronted Three Bedroom End of Terrace Cottage. Potential To Configure Back To Two Houses (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 Carlton Park are within easy reach. Transport links are provided by Saxmundham rail station.

Description

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

Accommodation

Ground Floor

Four Rooms
Two Kitchens
Two WC's

First Floor

Three Bedrooms

GIA Approximately: 132 sq m (1,423 sq ft)

Exterior

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



LOT **88A**

Flat 3, 1 Icknield Street, Dunstable, Bedfordshire LU6 3AD

*Guide Price
£30,000+

A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £7,200 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2013 (thus approximately **112 years unexpired**).

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.

Tenancy

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

EPC Rating E

Description

The property comprises a second floor studio flat situated within a semi detached house arranging over lower ground, ground and two upper floors.

Accommodation

Second Floor
Studio Room
Bathroom



LOT **89**

Flat 1, 29-31 Lansdown Road, Chalfont St. Peter, Gerrards Cross, Buckinghamshire SL9 9SP

*Guide Price
£110,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1975 (thus approximately **49 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Gold Hill Common Playground are within easy reach. Transport links are provided by Seer Green & Jordans rail station.

Description

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

EPC Rating D

Accommodation

Ground Floor
Reception Room/Plan Kitchen
Two Bedroom
Bathroom

Exterior

The property benefits from a garage and off street parking.



LOT 90

39 Belham Walk, Camberwell,
London SE5 7DX

*Guide Price
£325,000+

A First and Second Floor *Three Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a 125 year lease from 27th June 2005 (thus approximately **105 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Camberwell Green are within easy reach. Transport links are provided by both Oval underground station (Northern line) and Loughborough Junction rail station.

Description

The property is believed to be a first and second floor three bedroom split level flat situated within a purpose built building arranged over ground and two upper floors.

Exterior

The property benefits from a private balcony

EPC Rating C

Accommodation

Unconfirmed Layout

First Floor

Three Bedrooms
Bathroom

Second Floor

Reception Room
Kitchen
WC

Note

*The property has not been inspected by Auction House London and no access is available, the layout is estimated by similar properties that have been listed within the development. Buyers should rely on their own enquiries.

On the Instructions of



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LOT 90A | **31 DrUITT Road, Christchurch, Dorset BH23 3DW**

*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 Steamer Point Nature Reserve are within easy reach. Transport links are provided by Hinton Admiral rail station.

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 91 | **55 Penrose House, Penrose Street, Walworth, London SE17 3DY**

*Guide Price
£390,000+

A Vacant First Floor Three Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 9th April 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 Pasley Park are within easy reach. Transport links are provided by Kennington underground station (Northern line) and Elephant & Castle rail station.

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

EPC Rating C

Accommodation
First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior
The property benefits from a private balcony.

Joint Auctioneers



LOT 92

The Corner House, Station Road, Cheddar, Somerset BS27 3AE

*Guide Price
£150,000+



A Mixed Use Corner Building Arranged to Provide a Ground Floor Retail Unit and First Floor Offices Part Let Producing £10,560 Per Annum. Offered With Planning Permission to Convert into 2 x Two Bedroom Flats.

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Hannah More Park are within easy reach. Transport links are provided by Weston-super-Mare rail station, the A38 and the M5.

Description

The property comprises a mixed use corner building arranged to provide a ground floor retail unit and first floor offices.

Tenancy

The ground floor unit is subject to a lease for a term of 5 years commencing 1st November 2023 at a rent of £880 per calendar month. The tenant has advised they will be exercising their break clause in October 2025.

Shop: B
Offices: D

Accommodation

Ground Floor

Retail Unit
WC's

First Floor

Five Offices
WC's

Exterior

The property benefits from a garage and off-street parking for three cars.

Planning

Somerset Borough Council granted the following planning permission (ref: 17/24/00061) on 12th December 2024 : 'Application to determine if prior approval is required for the proposed change of use of office to 2no. dwellings.'

Joint Auctioneers



Proposed Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

G.I.A Approximately 72 sq m (775 sq ft)

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

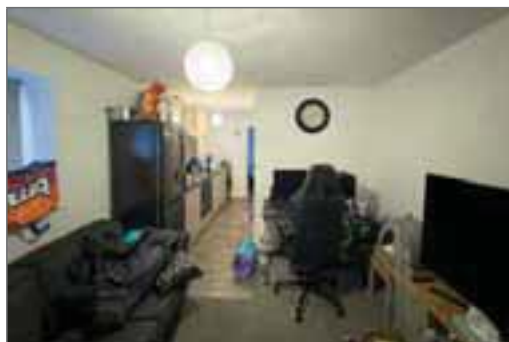
G.I.A Approximately 83 sq m (893 sq ft)



LOT 93

The Barracks, Bolckow Street, Eston, Redcar and Cleveland TS6 9ET

*Guide Price
£350,000+



A Mid Terrace Building Arranged to Provide Six Self-Contained Flats (4 x Two Bedroom Flats and 2 x One Bedroom Flats) Fully Let Producing £36,300 Per Annum

Tenure

Freehold

Description

The property comprises a mid terrace building arranged to provide six self-contained flats (4 x two bedroom flats and 2 x one bedroom flats) arranging over ground and first floors.

- Flat 1: C
- Flat 2: C
- Flat 3: C
- Flat 4: C
- Flat 5: C
- Flat 6: C

Location

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

Joint Auctioneers



Accommodation & Tenancy Schedule

| Property | Floor | Accommodation | Tenancy Details | Current Rent |
|----------|------------------|------------------|---|--------------|
| Flat 1 | Ground and First | Two Bedroom Flat | AST for a term of 6 months commencing 22nd January 2024 (Holding Over) | £550 PCM |
| Flat 2 | Ground and First | Two Bedroom Flat | AST for a term of 12 months commencing 31st October 2023 (Holding Over) | £495 PCM |

LOT 94

6 Gardner Close, Wanstead, London E11 2HN

*Guide Price
£190,000+

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 Wanstead Park are within easy reach. Transport links are provided by Wanstead underground station (Central line).

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 2nd August 1982 (thus approximately **82 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a balcony.



LOT 94A

38 Lawn Road, Uxbridge, Middlesex UB8 2TS

*Guide Price
£75,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1979 (thus approximately **53 years unexpired**).

Location

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

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

Accommodation

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

Exterior

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



LOT 95

Flat F, 71-73 Fernhead Road, Maida Vale, London W9 3EY

*Guide Price
£110,000+

A Vacant Lower Ground Floor Studio Flat

Tenure

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

Location

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

EPC Rating C

Description

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

Accommodation

Lower Ground Floor

Studio Room
Kitchen
Bathroom



LOT 96

Flat D, 71-73 Fernhead Road, Maida Vale, London W9 3EY

*Guide Price
£145,000+

A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum

Tenure

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

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £15,000 per annum.

Description

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

Accommodation

Ground Floor

Studio Room
Kitchen
Bathroom

EPC Rating C



LOT 96A | **Brow House, Aspatria, Wigton, Cumbria CA7 3QF**

*Guide Price
£100,000+

A Vacant Five Bedroom Detached Farm House Situated on a Plot of Land Measuring Approximately 283 sq m (3,046 sq ft). Potential for Development (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 Wigton Park are within easy reach. Transport links are provided by Aspatria rail station.

Description

The property comprises a five bedroom detached farm house arranged over ground and first floors situated on a plot of land measuring approximately 283 sq m (3,046 sq ft).

EPC Rating G

Tenure

Freehold

Accommodation

Ground Floor
Three Reception Rooms
Kitchen
Conservatory
Utility Room

First Floor

Five Bedrooms
Bathroom

Exterior

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



LOT 97 | **6 Week Completion Available**
Flat 3, 59 St Pauls Road, Tottenham, London N17 0ND

*Guide Price
£80,000+

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 125 year lease from 20th September 2018 (thus approximately **118 years unexpired**). Peppercorn Ground Rent

Location

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

EPC Rating C

Description

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

Accommodation

First Floor
Studio Room
Kitchen
Bathroom



LOT **98**

Flat 3 117 Westbourne Terrace, Paddington, London W2 6QT

*Guide Price
£540,000+

A Well Located Lower Ground Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Westbourne Green Open Space are within easy reach. Transport links are provided by Paddington underground station (Circle line) and Kensington (Olympia) rail station.

Description

The property comprises a lower ground floor two bedroom flat situated within a Grade II Listed building arranging over lower ground, ground and four upper floors. The property requires a program of refurbishment.

EPC Rating D

Tenure

Leasehold. The property is held on a 140 year lease from 25th March 1967 (thus approximately **82 years unexpired**).

Accommodation

Lower Ground Floor
Reception Room
Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a private rear patio garden.

On the Instructions of



LOT **99**

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

*Guide Price
£100,000+

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.

EPC Rating E



LOT 100 | 12 Pollard Street, South Shields, Tyne And Wear NE33 2DP

*Guide Price
£65,000+

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

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen/Diner
Separate WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 100A | In the Same Family Ownership for over 30 Years Drummond House, 27 The Street, Charlwood, Horley, West Sussex RH6 0BY

*Guide Price
£550,000+

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 Bentley's Fields are within easy reach. Transport links are provided by Faygate rail station and London Gatwick Airport.

Description

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

Accommodation

Ground Floor

Three Reception Rooms
Kitchen
Study
Shower Room

First Floor

Four Bedrooms
Bathroom

Exterior

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



LOT 101 | **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.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,000 per calendar month.

EPC Rating D

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 102 | **27 Castle Road, Nuneaton, Warwickshire CV10 0EN**

*Guide Price
£80,000+

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 Sandon Park are within easy reach. Transport links are provided by Nuneaton 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.

EPC Rating G

Accommodation

Ground Floor

Two Reception Rooms
Kitchen with Shower Area
WC (Outside)

First Floor

Three Bedrooms

Exterior

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



LOT 102A | **74 High Street, Clacton-on-Sea, Essex C015 6PW**

*Guide Price
£125,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit, A Rear Studio Flat and a Rear Outbuilding Fully Let Producing £15,000 Per Annum, There is also a First Floor Flat Sold Off on a Long Lease at a Ground Rent of £150 Per Annum.

Tenure
Freehold

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

Tenancy
The retail unit, studio flat and outbuilding are subject to an IRI lease for a term of 5 years commencing 13th September 2024 at a rent of £15,000 per annum to a tenant trading as Tings n Wings (operating from 3 locations). Deposit held £3,750.

The first floor flat is sold off on a 999 year lease at a ground rent of £150 per annum.

EPC Rating B

Description
The property comprises a mid terrace building arranged to provide a ground floor retail unit, a first floor flat, a rear studio flat and a rear outbuilding.

Accommodation
Ground Floor Retail Unit
Shop Area
Kitchen
Staff WC

First Floor Flat
Not Inspected

Rear Flat
Ground Floor
Studio Room with Kitchen
Bathroom

Exterior
The property benefits from a rear outbuilding with independent access to the studio flat and the rear of the commercial premises.



LOT 103 | **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 lower ground, ground and first floors.

EPC Rating D

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 104 | **6 Ethelbert Gardens, Ilford, Essex IG2 6UL**

*Guide Price
£450,000+

A Vacant Four Bedroom Semi Detached House

Tenure
Freehold

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

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

EPC Rating D

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Second Floor
Bedroom (With En-Suite)

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



LOT 105 | **20 Gainford Road, Moorends, Doncaster, South Yorkshire DN8 4QP**

*Guide Price
£20,000+

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 Thorne Community Wood are within easy reach. Transport links are provided by Thorne 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.

EPC Rating G

Accommodation
Ground Floor
Reception Room
Kitchen (removed)

First Floor
Three Bedrooms
Bathroom

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



LOT **105A** | Lindisfarne Oyster Pier, Lombard Road, Battersea,
London SW11 3RP

*Guide Price
£100,000+



A Four Bedroom Houseboat Offered with Vacant Possession

Location

Lindisfarne is presently moored in a Residential Mooring at Oyster Pier in Battersea. Oyster Pier is in a great location close to Battersea Power Station. The open spaces of Battersea Park are within easy reach. Transport links are provided by Plantation Wharf Ferry Service, East Putney underground station (District Line) and Clapham Junction rail station.

Description

This substantial houseboat built in 1920's comprises four bedrooms arranged over two levels, measuring approximately 33m and has been professionally refurbished since the 1990's.

Accommodation

Large wheelhouse, extended over aft cabin,
Steps to aft cabin, self contained with WC and shower room, built in double berth.
From wheelhouse forward: steps into utility room with laundry machines and cloakroom area.
forward into main hold accommodation with entrance to boat on port side.
Bathroom to starboard with bath, WC, & sink
Double cabin to starboard.
Split level galley and saloon area.
Spacious galley and dining area with marble island with hob & sink. Large area for dining.
Steps down to saloon area, light from skylights, solid fuel stove.
Double doors to forward cabin area.
Raised double bed to port, small WC to starboard with flush WC & sink.
Single/child's cabin in fo'c'sle with built in cabin bunk.

Tenure

The vessel is currently moored in Battersea however it must be removed on or prior to completion of the sale.

The present mooring agreement is not transferrable and will come to an end on completion of the sale, at which point it is assumed that the vessel must have left the berth.

Note

The Pier owner will consider an application for issuance of a new mooring agreement to a purchaser at auction, on exactly the same terms as existing, if they can be content that the purchasers will be genuinely owner occupiers. To that end, prospective purchasers would be advised to apply to the managing agent before bidding www.thamesmooring.com. Of note; the vessel must be used by the vessel owner as their own residential occupation (whether full time or Pier-de terre), but it cannot be underlet or used as a rental investment, with Airbnb use specifically prohibited.

LOT 106 | **1 Sandrock Road, Lewisham, London SE13 7TS**

*Guide Price
Sold Prior

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.

EPC Rating D

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 107 | **4 Poyle New Cottages, Old Bath Road, Colnbrook, Slough, Berkshire SL3 0NU**

*Guide Price
£200,000+

A Vacant Six Room Semi Detached House

Tenure
Freehold

Description
The property comprises a six room semi detached house arranged over ground and first floors. Plans have been drawn up for the erection of an additional house to the side. 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 F

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

Accommodation
Ground Floor
Three Rooms
Kitchen
Bathroom

First Floor
Three Rooms

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



LOT 108

21 Chalk Lane, Sutton Bridge, Spalding, Lincolnshire PE12 9YF

*Guide Price
£75,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

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

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

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



LOT 108A

23A Selborne Gardens, Hendon, London NW4 4SH

*Guide Price
£275,000+

A Two Bedroom Detached Bungalow Subject to an Assured Shorthold Tenancy Producing £25,200 Per Annum

Tenure
Freehold

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

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 25th May 2024 at a rent of £2,100 per calendar month.

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

Accommodation
Ground Floor
Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT **109**

**17-19 Penrallt Street, Machynlleth,
Powys SY20 8AG**

*Guide Price
£185,000+

A Substantial Mixed Use Building Arranged to Provide a Ground Floor Retail Unit, a Two Bedroom Semi Detached Bungalow and Six Self-Contained Flats (5 x One Bedroom, 1 x Two Bedrooms) Part Let Producing £27,300 Per Annum

Tenure
Freehold

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

Tenancy
The ground floor retail unit is subject to a lease at a rent of £700 per calendar month. Four out of six flats and the bungalow are subject to individual tenancies at a combined rent of £1,575 per calendar month.

EPC Rating E

Description
The property comprises a substantial mixed use building arranged to provide a ground floor retail unit, a two bedroom semi detached bungalow and six self-contained flats on the upper parts.

Accommodation
Ground Floor
Commercial Unit
Two Bedroom Bungalow
One Bedroom Flat

First Floor
2 x One Bedroom Flats

Second Floor
Two Bedroom Flat
2 x One Bedroom Flats

Joint Auctioneers

HAMMERED



LOT **110**

**Flat 22 Hardwick House, 21 Lilestone Street, St John's
Wood, London NW8 8TE**

*Guide Price
£335,000+

A Fifth and Sixth Floor Three Room Split Level Flat Part Let Producing £8,400 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 6th June 1983 (thus approximately 83 years unexpired).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Regent's Park are within easy reach. Transport links are provided by Baker Street underground station (Bakerloo, Circle and Hammersmith & City lines) and Marylebone rail station.

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

Accommodation
Fifth Floor
Room
Kitchen

Sixth Floor
Two Rooms
Bathroom
Separate WC

Tenancy
One of the three rooms are subject to a rolling tenancy at a rent of £700 per calendar month. The vendor has advised that they have served notice for the tenant to vacate.

EPC Rating C



LOT 110A | 87 Agincourt Road, Hampstead, London NW3 2NT

*Guide Price
£70,000-£85,000

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.

EPC Rating D

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 111 | Romero Court, 105 Olympic Way, High Wycombe, Buckinghamshire HP13 7PR

*Guide Price
£125,000+

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st April 2015 (thus approximately **115 years unexpired**).

Location

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

Description

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

Accommodation

Third Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating B



LOT **112**

141 Bullsmoor Lane, Enfield, Middlesex EN3 6TH

*Guide Price
£285,000+

A Vacant Four Room Semi Detached Bungalow

Tenure
Freehold

Description
The property comprises a four room semi detached bungalow arranging over the ground floor.

Exterior
The property benefits from a rear garden.

Planning
Planning has been submitted to Enfield Council for a 6m rear extension. 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 Regional Open Space (Belmore Playing Fields) are within easy reach. Transport links are provided by Turkey Street overground station and Waltham Cross rail station.

Accommodation
Ground Floor
Kitchen/Diner
Four Rooms
Bathroom

EPC Rating E



LOT **113**

Flat 3, 362 Finchley Road, Hampstead, London NW3 7AJ

*Guide Price
£400,000+

A Vacant Second Floor Duplex Three Bedroom Flat

Location
The property is situated on a predominately residential road close to local shops and amenities. The open spaces of Golders Hill Park are within easy reach and Brent Cross Shopping Centre is two miles away. Transport links are provided by both Finchley Road underground station (Jubilee and Metropolitan lines) and West Hampstead rail station. There is also a direct bus to Oxford Street.

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

Note
The seller has advised that the property was previously let up until January 2025 at £865 per week (can also be let as an HMO). There is no ground rent and the service charge is £600 pa as per the seller.

EPC Rating C

Tenure
Share of Freehold. The property is held on a 125 year lease from 24th June 2013 (thus approximately **113 years unexpired**).

Accommodation
Second Floor
Open Plan Reception/Kitchen
Two Bedrooms
Two Shower Rooms
Utility Room

Third Floor
Bedroom

Exterior
The property benefits from two Juliette balconies.



LOT 114

Flat 14 23-25 Biscot Road, Luton, Bedfordshire LU3 1AH

*Guide Price
£40,000-£70,000

A Vacant Second Floor One Bedroom Flat

Tenure

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

Tenancy

We understand from the vendor that the estimated rental value is circa £1,000 pcm (£12,000 pa). Buyers should rely on their own enquiries.

Description

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

Accommodation

Second Floor
Reception Room/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating C



LOT 115

Flat 4, 23-25 Biscot Road, Luton, Bedfordshire LU3 1AH

*Guide Price
£35,000+

A Vacant Ground Floor Studio Flat. ERV of £8,377.20 Per Annum (Source: LHA Rate)

Tenure

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

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.

EPC Rating C

Description

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

Accommodation

Ground Floor
Studio Room with Kitchenette
Bathroom

Exterior

The property benefits from a rear yard.



LOT 115A

6 Week Completion Available
**84 Scarsdale Street, Bolsover, Chesterfield,
 Derbyshire S44 6JW**

*Guide Price
£45,000+

A Two Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £5,200 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Carr Vale Nature Reserve are within easy reach. Transport links are provided by the M1.

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 30th January 2023 at a rent of £5,200 per annum (Holding Over).

EPC Rating D

Tenure

Freehold

Accommodation

Ground Floor
 Reception Room
 Kitchen
 Utility Room

First Floor

Two Bedrooms
 Bathroom

Exterior

The property benefits from a rear garden.



LOT 116

6 Week Completion Available
**18 Mead Crescent, Burton-on-Trent,
 Staffordshire DE15 9SS**

*Guide Price
£80,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

EPC Rating G

Accommodation

Ground Floor
 Reception Room
 Kitchen

First Floor

Three Bedrooms
 Bathroom
 Separate WC

Exterior

The property benefits from both front and rear gardens.



LOT 117

Flat 48 Bradley House, Raymouth Road, Rotherhithe, London SE16 2DL

*Guide Price
£265,000+

A Second Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £24,000 Per Annum.

Tenure

Leasehold. The property is held on a 125 year lease from 2nd April 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 Southwark Park are within easy reach. Transport links are provided by Canada Water underground station (Jubilee line) and South Bermondsey rail station.

Description

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

Tenancy

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

EPC Rating C

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

Note

We understand from the vendor that a section 20 major works was paid for and completed in 2021.



LOT 118

6 Week Completion Available 13 Gloucester Place, Briston, Melton Constable, Norfolk NR24 2LD

*Guide Price
£80,000+

A Vacant Five Room Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating G

Accommodation

Ground Floor
Two Rooms
Kitchen
Utility Room

First Floor

Two Rooms
Bathroom

Second Floor

Room

Exterior

The property benefits from a rear garden.



LOT 119 | **49 Porchester Road, Southampton, Hampshire SO19 2JB**

*Guide Price
£185,000+

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 Weston Shore Promenade are within easy reach. Transport links are provided by Woolston 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.

EPC Rating D

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 120 | **Flat 9 Albany Court, Dallow Road, Luton, Bedfordshire LU1 1NP**

*Guide Price
£70,000+

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 121

24 Kendrick Street, Stroud, Gloucestershire GL5 1AQ

*Guide Price
£70,000-£90,000

A Ground and Lower Ground Floor Retail Unit Subject to a Lease Producing £10,200 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 2025.

Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Boot's Pharmacy, Costa Coffee and Holland & Barrett. The open spaces of Bank Gardens are within easy reach. Transport links are provided by Stroud rail station.

Tenancy

The property is subject to a lease for a term of 1 years commencing 10th June 2024 at a rent of £10,200 Per Annum.

EPC Rating D

Description

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

Accommodation

Ground Floor
Retail Area

G.I.A Approximately 53 sq m (568 sq ft)

Lower Ground Floor

Lock Up Basement

VAT

VAT is applicable



LOT 122

Land Adjacent to 95 Upper Luton Road, Chatham, Kent ME5 7BJ

*Guide Price
£25,000+

A Plot of Land Measuring Approximately 130 sq m (1,400 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Location

The land 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 lot comprises a plot of land measuring approximately 130 sq m (1,400 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 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 **123**

Flat 4, 90 Meopham Road, Mitcham, Surrey CR4 1BJ

*Guide Price
£200,000+

A Vacant First Floor Two Bedroom Flat

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.

EPC Rating C

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 **124**

6 Week Completion Available
17 Elliott Street, Gravesend, Kent DA12 2JP

*Guide Price
£185,000+

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 Riverside Leisure Area are within easy reach. Transport links are provided by Gravesend rail station.

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating G



LOT 125

57A Raymead Avenue, Thornton Heath, Surrey CR7 7SB

*Guide Price
£185,000+

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.

EPC Rating C

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 126

Flat 1 Rotherwick Court, 72 Alexandra Road, Farnborough, Hampshire GU14 6DD

*Guide Price
£90,000+

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 **127**

Asprey, The Brambles, Crossbrook Street, Cheshunt, Waltham Cross, Hertfordshire EN8 8JD

*Guide Price
Postponed

A Four Bedroom Semi Detached Bungalow

Tenure
Freehold

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

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

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen
Four Bedrooms
Bathroom

Note
The sale is ONLY to be offered under Title Number HD149653.

The property has been extended across several titles which are not included in the sale. Please refer to the hand drawn map within the legal pack) Buyers should rely on their own enquiries with regards to this matter, and to any relevant planning consents or rights over the land.

On the Instructions of



LOT **128**

48 Stoddart Street, South Shields, Tyne And Wear NE34 0JS

*Guide Price
£25,000-£50,000

A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £5,200 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 17th October 1983 (thus approximately **83 years unexpired**).

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

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

EPC Rating D

Accommodation
First 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 £5,200 per annum.



LOT 129 | 2 Kempthorne Road, Lewisham, London SE8 3QD

*Guide Price
£200,000+

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 Deptford Park are within easy reach. Transport links are provided by Canada Water overground and underground station (Jubilee line) and Deptford rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 21st June 2004 (thus approximately **104 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
One Bedrooms
Bathroom

EPC Rating E

On the Instructions of



LOT 130 | 39 Dinorwic Road, Southport, Merseyside PR8 4DL

*Guide Price
£75,000+

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 Bedford Park And Garden are within easy reach. Transport links are provided by Southport 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.

EPC Rating E

Accommodation

Ground Floor
Through Reception
Dining Room
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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



LOT **131**

Flats 1-5, 33 Yarm Lane, Stockton-on-Tees, Cleveland TS18 3DT

*Guide Price
£140,000+

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 19.5%)

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 **132**

6 Week Completion Available
16 Haltwhistle Road, South Woodham Ferrers, Chelmsford, Essex CM3 5ZF

*Guide Price
£85,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 1st July 1986 (thus approximately **60 years unexpired**).

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

EPC Rating D

- Accommodation**
- First Floor**
Reception Room/Kitchen
Two Bedrooms
Bathroom
- Exterior**
The property benefits from communal gardens and allocated parking.



LOT 133

43 Innes Road, Horsham, West Sussex RH12 4JQ

*Guide Price
£240,000+

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 Horsham Park are within easy reach. Transport links are provided by Littlehaven rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom/WC

First Floor
Four Bedrooms

Exterior
The property benefits from both front and rear gardens.

EPC Rating C



LOT 134

33 High Plash, Cuttys Lane, Stevenage, Hertfordshire SG1 1JG

*Guide Price
£80,000+

A Vacant Eighth Floor Two Room Flat

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

Description
The property comprises a eighth floor two room flat situated within a purpose built block arranging over ground and twelve upper floors. The property benefits from a lift. The property requires a program of refurbishment.

EPC Rating F

Tenure
Leasehold. The property is held on a 119 year lease from 5th September 1988 [thus approximately **82 years unexpired**].

Accommodation
Eighth Floor
Reception Room/Kitchen
Two Rooms
Bathroom



LOT **135**

Pre 1st April Completion Available at the Buyers Request
Flat 1, 48 Dover Road, Folkestone,
Kent CT20 1LD

*Guide Price
£50,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 9th March 2011 (thus approximately **85 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 Mermaid Beach are within easy reach. Transport links are provided by Folkstone Central rail station.

EPC Rating E

Description

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

Accommodation

Ground Floor
 Reception Room with Open-Plan Kitchen
 Bedroom
 Bathroom



LOT **136**

Pre 1st April Completion Available at the Buyers Request
25 Avenue Road, Dover,
Kent CT16 2PX

*Guide Price
£125,000+

A Vacant Four Bedroom Mid Terrace 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 Connaught Park are within easy reach. Transport links are provided by Dover Priory rail station.

Description

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

Accommodation

Lower Ground Floor
 Two Reception Rooms
 Kitchen
 WC

Raised Ground Floor

Two Bedrooms (one with en-suite)

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating E



LOT **137**

**54 Primrose Road, Dover,
Kent CT17 0JA**

*Guide Price
£100,000+

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.

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT **138**

Pre 1st April Completion Available at the Buyers Request
**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**). 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.

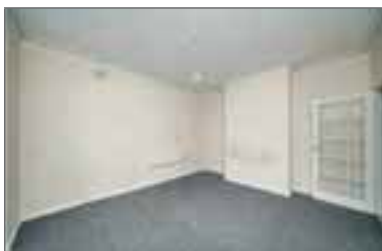
Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Crabtree Park are within easy reach. Transport links are provided by Camberley rail station.

EPC Rating F

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 **139**

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 **140**

70A St. James Road, Watford, Hertfordshire WD18 0DX

*Guide Price
£110,000+

A First Floor One Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th 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 Watford Recreation Fields Playground are within easy reach. Transport links are provided by Watford underground station (Metropolitan Line), Watford High Street overground station and Bushey rail station.

EPC Rating D

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

On the Instructions of



LOT **141**

Flat 13 Scott House, Stonebridge Park, Harlesden, London NW10 8JB

*Guide Price
£250,000+

A First and Second Floor Three Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £21,192 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 5th December 1988 (thus approximately **88 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brentfield Open Space are within easy reach. Transport links are provided by Stonebridge Park underground station (Bakerloo line), overground and rail stations.

Description

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

EPC Rating D

Accommodation

First Floor

Reception Room
Kitchen
WC

Second Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a private balcony, communal gardens and off street parking.

Tenancy

The property is subject to an Assured Shorthold Tenancy expiring September 2026 at a rent of £1,766 per calendar month.



LOT **142**

Flat 22 Lock House Tavern Quay, Rope Street, Rotherhithe, London SE16 7FB

*Guide Price
£395,000+

A Vacant Sixth Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 240 year lease from 25th March 2014 (thus approximately **239 years unexpired**).

Location

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

Description

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

Accommodation

Sixth Floor

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

Exterior

The property benefits from a private balcony and allocated parking.

EPC Rating B

On the Instructions of



LOT **143**

**Sandy Court, 39 Queens Road, Southport,
Merseyside PR9 9EX**

***Guide Price
Withdrawn**



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 144

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

*Guide Price
£30,000-£60,000

A Plot of Land Measuring Approximately 120 sq m (1,292 sq ft)

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. 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.

We understand that the property has been allocated as a site of special scientific interest by Rushmoor Borough Council. Buyers should rely on their own enquiries.

Tenure

Freehold

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 145

88 Caulfield Road, Shoeburyness, Southend-on-Sea, Essex SS3 9LW

*Guide Price
£500,000+

A Six Bedroom Detached House Offered with Vacant Possession

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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.

EPC Rating D

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 146

Pre 1st April Completion Available at the Buyers Request
**57 Embassy Court, Kings Road, Brighton,
 East Sussex BN1 2PX**

*Guide Price
£135,000+

A Vacant Fifth Floor One Bedroom Flat with Sea Views

Location

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

Description

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

EPC Rating D

Tenure

Share of Freehold. The property is held on a 999 year lease from 21st August 1978 (thus approximately **953 years unexpired**).

Accommodation

Fifth Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from a private balcony with sea views.



LOT 147

Pre 1st April Completion Available at the Buyers Request
**Flat 8 Tern Court, Tern Way, Brentwood,
 Essex CM14 5NZ**

*Guide Price
£110,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29 September 1969 (thus approximately **43 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Exterior

The property benefits from communal gardens.

EPC Rating E



LOT 148

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

*Guide Price
£140,000+

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.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom
Study

Exterior

The property benefits from communal gardens.

EPC Rating E



LOT 149

48 Coultate Street, Burnley, Lancashire BB12 6RF

*Guide Price
£90,000+

A Four Bedroom Mid Terrace HMO Part Let Producing £16,200 Per Annum

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor
Communal Reception Room with Open-Plan Kitchen
Two Bedrooms (Both with En-Suites)

First Floor

Two Bedrooms (Both with En-Suites)

Tenancy

Three out of four bedrooms are subject to individual tenancies at a combined rent of £1,350 per calendar month.



LOT 150

Land at 173-183 Hawes Side Lane, Blackpool, Lancashire FY4 4AA

*Guide Price
£180,000+

A Plot of Land Measuring Approximately 1,508 sq m (16,232 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 Bridge Farm Recreation Park are within easy reach. Transport links are provided by Blackpool South rail station.

Description

The lot comprises a plot of land measuring approximately 1,508 sq m (16,232 sq ft).

Planning

Blackpool Council granted the following planning permission (ref: PP-06454635) on 9th November 2017: 'Internal and external alterations and use of building as altered as fourteen self-contained flats with associated parking, refuse store and landscaping.' Now Lapsed

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 151

74D Kingswood Road, Leytonstone, London E11 1SF

*Guide Price
£220,000+

A Vacant Second and Third Floor One Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a 215 year lease from 25th March 1985 (thus approximately **175 years unexpired**).

Location

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

Description

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

EPC Rating E

Accommodation

Second Floor

Kitchen
Bathroom

Third Floor

Reception Room
Bedroom

Exterior

The property benefits from off street parking.



LOT 152

Third Floor Flat, 13B Woodgrange Road, Forest Gate, London E7 8BA

***Guide Price
£190,000+**

A Vacant Third Floor Two Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 189 year lease from 17th October 1989 (thus approximately **150 years unexpired**).

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 153

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

***Guide Price
£180,000+**

A Vacant Ground Floor One/Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 2004 (thus approximately **80 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served upon completion, the rights of which would be assigned to the incoming buyer.

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Rooms
Bathroom

Exterior

The property benefits from a shared rear garden.



LOT **154**

Land Adjacent to 1 The Link, Houghton Regis, Dunstable, Bedfordshire LU5 5HQ

*Guide Price
£15,000+

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 **155**

26 Seabank Road, Fleetwood, Lancashire FY7 6RD

*Guide Price
Sold Prior

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 first floors.

EPC Rating C

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 156

Land Adjacent to 1A Selborne Road, Park Hill Road, Croydon, Surrey CR0 5JQ

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 313 sq m (3,369 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 313 sq m (3,369 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 157

Garages G1-G16 at Block L, Pilgrims Way, Andover, Hampshire SP10 5HP

*Guide Price
£60,000-£110,000

Sixteen Vacant Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 4,380 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 Andover rail station.

Description

The lot comprises sixteen vacant single storey lock up garages situated on a plot of land measuring approximately 4,380 sq ft.



LOT **158**

Garages G173-G181 at Sutcliffe Square, Andover, Hampshire SP10 5DY

*Guide Price
£35,000-£65,000

Nine Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 2,476 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 Andover rail station.

Description

The property comprises a nine single storey lock up garages situated on a plot of land measuring approximately 2,476 sq ft.



LOT **159**

**By Order of the Executors
17 Albert Crescent, Lincoln, Lincolnshire LN1 1LX**

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

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom
Loft

Exterior

The property benefits from a rear garden.



LOT **160**

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.

EPC Rating C

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 **161**

141 Honey Close, Dagenham, Essex RM10 8TF

*Guide Price
Postponed

A Second Floor One Bedroom Flat

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

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

EPC Rating D

Tenure
Leasehold. The property is held on a 99 year lease from 1st January 1994 (thus approximately **67 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

On the Instructions of



LOT 162 | **140A Park View Road, Welling, Kent DA16 1SR**

*Guide Price
£137,000+

A Second Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating E

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1990 (thus approximately **64 years unexpired**).

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from an allocated parking space.

On the Instructions of



LOT 163 | **8 Darnley Road, Gravesend, Kent DA11 0RU**

*Guide Price
£195,000+

A Vacant Mid Terrace Building Arranging to Provide a Ground Floor Commercial Unit and First and Second Floor Ancillary Space. Offered With Planning Permission to Convert the Upper Floors into a One Bedroom Split Level Flat

Tenure

Freehold

Description

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

Planning

Gravesham Borough Council granted the following planning permission (ref: 20230976) on 13th November 2023 : 'Conversion and extension of the property to provide space for a commercial unit on the ground floor and 1xbed flat on the upper floor.'

EPC Rating D

Location

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

Proposed Accommodation

Ground Floor
Commercial Unit

First Floor

Reception Room with Open-Plan Kitchen

Second Floor

Bedroom
Bathroom



LOT **164**

**Garage at 9 Hydefield Close, Winchmore Hill,
London N21 2PS**

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Church Street Recreation Ground are within easy reach. Transport links are provided by Bus Park Hill overground station and Winchmore Hill rail station.

Description

The lot comprises a single storey lock up garage.



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Lots 165 - 268

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LOT 165

Part of Land at Chawn Park Drive, Stourbridge, West Midlands DY9 0UG

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.08 Acres / 340 sq m / 3,659 sq ft

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.08 Acres / 340 sq m / 3,659 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 166

Land On The North West Side Of Botany Road, Margate, Kent CT9 3EJ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.3 Acres / 1,047 sq m / 11,269 sq ft

Tenure

Freehold

Location

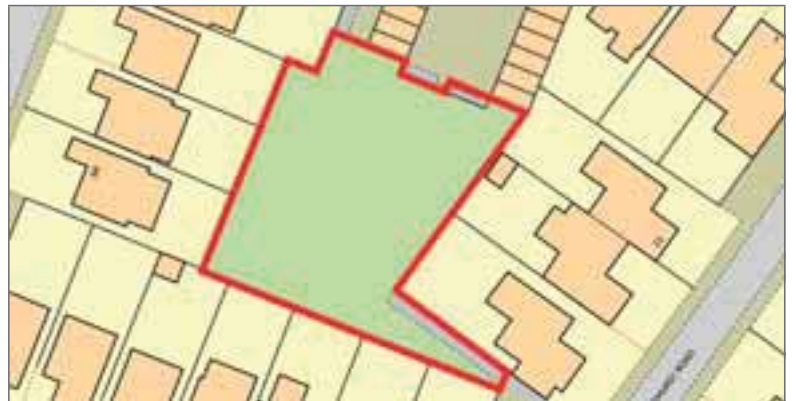
The land is situated on a residential road close to local shops and amenities. The open spaces of Palm Bay Beach are within easy reach. Transport links are provided by Westgate-on-Sea rail station.

Description

The lot comprises a plot of land measuring approximately 0.3 Acres / 1,047 sq m / 11,269 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 167 | **13 And 15 Blackacre Road, Dudley, West Midlands DY2 8NA**

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.5 Acres / 2,023 sq m / 21,775 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.5 Acres / 2,023 sq m / 21,775 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 168 | **Land Lying To The North East Of Newhall Road, Rowley Regis, West Midlands B65 9EZ**

*Guide Price
£1,000+

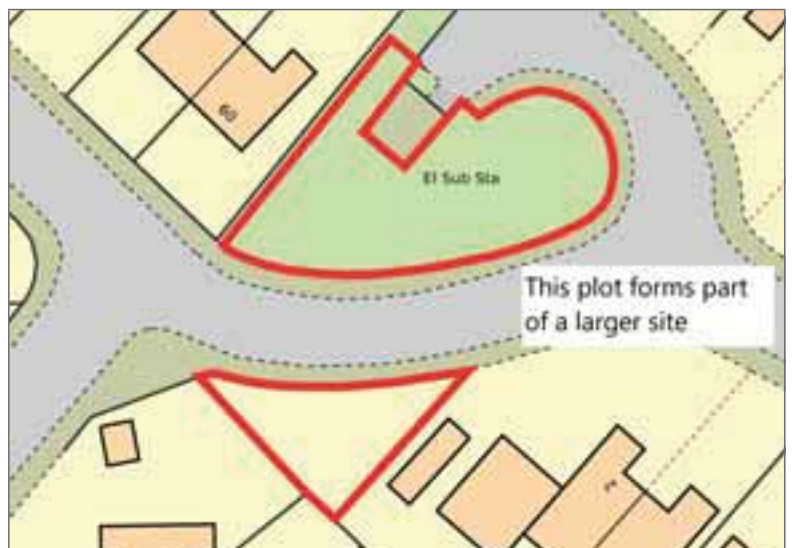
A Plot of Land Measuring Approximately 0.5 Acres / 2,023 sq m / 21,775 sq ft

Tenure
Freehold

Location
The land 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 lot comprises a plot of land measuring approximately 0.5 Acres / 2,023 sq m / 21,775 sq ft.

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



LOT 169

Land In Marsh End Road Richmond Way, Newport Pagnell, Buckinghamshire MK16 0LG

*Guide Price
£500+

A Plot of Land Measuring Approximately 10.2 Acres / 41,278 sq m / 444,313 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 10.2 Acres / 41,278 sq m / 444,313 sq ft.

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



LOT 170

Land On The East Side Of Maidstone Road, Gillingham, Kent ME8 9TG

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 3.6 Acres / 14,569 sq m / 156,819 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 3.6 Acres / 14,569 sq m / 156,819 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 **171**

Land at Park Wood Estate, Gillingham, Kent ME8 9QZ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 2.7 Acres / 10,927 sq m / 117,617 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 2.7 Acres / 10,927 sq m / 117,617 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 **172**

Land On The East Side Of Deanwood Drive Park Wood, Gillingham, Kent ME8 9LU

*Guide Price
£1,000+

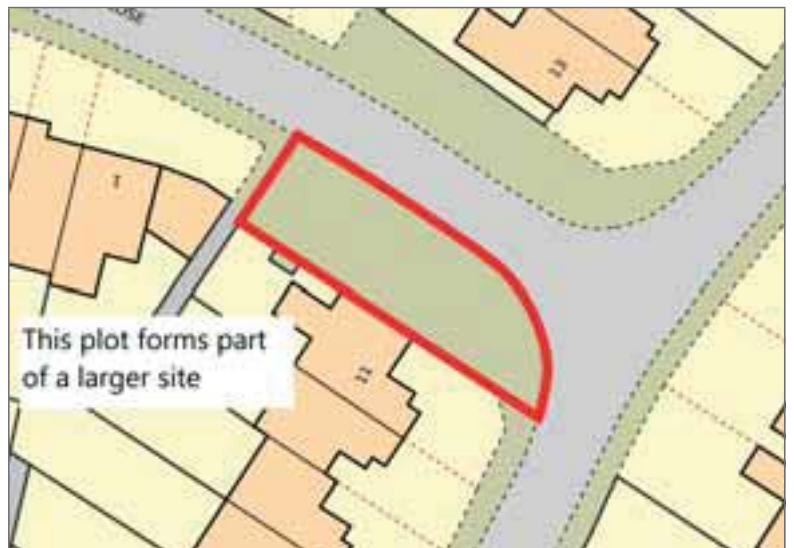
A Plot of Land Measuring Approximately 1.64 Acres / 6,637 sq m / 71,440 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 1.64 Acres / 6,637 sq m / 71,440 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 173

Part of Rainham Park Estate, Gillingham, Kent ME8 9ER

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.17 Acres / 698 sq m / 7,510 sq ft

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.17 Acres / 698 sq m / 7,510 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 174

Part of Rainham Land On North West Side Deanwood Drive Park Wood, Gillingham, Kent ME8 9UT

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.1 Acres / 400 sq m / 4,305 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 Rainham rail station.

Description

The lot comprises a plot of land measuring approximately 0.1 Acres / 400 sq m / 4,305 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 174A

Land On The North East Side Of Cheviot Road, Stourbridge, West Midlands DY8 4UJ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.63 Acres / 2,550 sq m / 27,448 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.63 Acres / 2,550 sq m / 27,448 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 175

Land at 22 Pinewood Close, Eastbourne, East Sussex BN22 0SA

6 Week Completion Available

*Guide Price
£40,000+

A Vacant Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 180 sq m (1,938 sq ft)

Tenure
Freehold

Location
The lot is situated on a residential road close to local shops and amenities. The open spaces of Hampden Park are within easy reach. Transport links are provided by Polegate rail station and the A22.

Description
The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 180 sq m (1,938 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 175A | Land at Fleetwood Close, Minster on Sea, Sheerness, Kent ME12 3LN

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 358 sq m (3,853sq ft)

Location

The land is situated on a residential road close to local shops and amenities. The open space of Elmly National Nature Reserve is within easy reach. Transport links are provided by Queenborough rail station.

Description

The lot comprises a plot of land measuring approximately 358 sq m (3,853sq ft). Plans have been drawn up for the erection of a detached dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Tenure

Freehold

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 176 | Land to the Rear and Side of 139 Westbury Road, Southend-on-Sea, Essex SS2 4DL

*Guide Price
£50,000+

A Vacant Single Storey Warehouse Situated on a Plot of Land Measuring Approximately 442 sq m (4,757 sq ft)

Tenure

Freehold

Location

The land 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 Prittlewell rail station.

Planning

Southend-on-Sea City Council granted the following planning permission in principle (ref: 24/01810/PIP) on 20th December 2024: 'Demolish existing garage and erect 2no. new dwelling houses'.

Description

The lot comprises a single storey warehouse situated on a plot of land measuring approximately 442 sq m (4,757 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 176A | Land at Malting Lane, Orsett, Grays, Essex RM16 3HJ

*Guide Price
£5,000+

Two Plots of Land Measuring Approximately 849 sq m (9,144 sq ft) Combined.

Location

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

Description

The lot comprises two plots of land measuring approximately 849 sq m (9,144 sq ft) combined.

Tenure

Freehold

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should 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 177 | By Order of the LPA Receivers
43 Seymour Villas, Penge, London SE20 8TR

*Guide Price
£250,000+

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 177A | Flat 29 Osier Court, Osier Street, Mile End, London E1 4AP

*Guide Price
£200,000+

A Vacant One Bedroom Fourth Floor Flat

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2008 (thus approximately **108 years unexpired**).

Location

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

Description

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

EPC Rating C

Accommodation

Fourth Floor
Open Plan Kitchen and Reception Room
Bedroom
Bathroom

Exterior

The property benefits from a balcony.



LOT 178 | Flat 63 Rainier Apartments, 43 Cherry Orchard Road, Croydon, Surrey CR0 6FA

*Guide Price
£225,000+

A Ninth Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2014 (thus approximately **988 years unexpired**).

Location

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

Description

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

EPC Rating B

Accommodation

Ninth Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom
Utility Room

Exterior

The property benefits from a balcony.

On the Instructions of



LOT **179**

**22 Buffery Road, Dudley,
West Midlands DY2 8ED**

*Guide Price
£75,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £10,399.92 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a 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.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £866.66 per calendar month.



LOT **180**

**15 Garages at Woodside, 55 Surrey Road, Bournemouth,
Dorset BH4 9HS**

*Guide Price
£80,000+

Fifteen Single Storey Lock Up Garages Subject to Individual Tenancies Combined Producing £6,460 Per Annum

Location

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

Description

The property comprises a fifteen single storey lock up garages.

Tenancy

The garages are subject to individual tenancies at a combined rent of £6,460 per annum.

Tenure

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



LOT 180A | Land at 128-150 Sandy Lane, Runcorn, Cheshire WA7 4ED

*Guide Price
£18,000+

A Plot of Land Measuring Approximately 1,912 sq m (20,581 sq ft)

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 1,912 sq m (20,581 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 181 | By Order of the Executors
4 Victoria Road, Oswestry, Shropshire SY11 2HW

*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 Cae Glas Park are within easy reach. Transport links are provided by Gobowen 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.

EPC Rating F

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT 181A | Land Adjacent to 14 Icknield Close, St. Albans, Hertfordshire AL3 4NQ

*Guide Price
£25,000+

A Plot of Land Measuring Approximately 554 sq m (5,963 sq ft)

Tenure
Freehold

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

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.

Description
The plot comprises a triangular shaped plot of land measuring approximately 554 sq m (5,963 sq ft). Plans have been drawn up for the erection of 2 x five bedroom houses. 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 182 | Flat 1 5 Boulcott Street, Limehouse, London E1 0HR

*Guide Price
£200,000+

A First Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 24 June 2006 (thus approximately **80 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of King Edwards Memorial Park are within easy reach. Transport links are provided by Stepney Green underground station (Hammersmith & City line) and Limehouse rail station.

EPC Rating C

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

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

On the Instructions of



LOT 182A | Land at Green Road, Brymbo, Wrexham, Clwyd LL11 5DT

*Guide Price
£50,000+

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

Tenure
Freehold

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

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

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



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



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LOT **183**

Land at Quarry Wood, Quarry Wood Road, Marlow, Buckinghamshire SL7 1RF

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 1.9 Acres (7,811 sq m / 84,077 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 Grossmore Recreation Ground are within easy reach. Transport links are provided by Marlow rail station, the M40 and the M4.

Description
The lot comprises a plot of land measuring approximately 1.9 Acres (7,811 sq m / 84,077 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 **183A**

6 Constance Road, Croydon, Surrey CR0 2RS

*Guide Price
£210,000+

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 Wandle Park are within easy reach. Transport links are provided by West Croydon overground station and rail station.

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

EPC Rating D

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 184

By Order of the Executors
114 Clough Road, Rotherham,
South Yorkshire S61 1RF

*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 Ferham Park are within easy reach. Transport links are provided by Rotherham Central 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.

EPC Rating E

Accommodation
Ground Floor
Reception Room
Kitchen
Separate WC

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT 184A

325 High Town Road, Luton,
Bedfordshire LU2 0DB

*Guide Price
£300,000+

An End of Terrace HMO Arranged to Provide Six Self-Contained Letting Rooms Fully Let Producing £36,036 Per Annum. Estimated Rental Value based on the Local Housing Allowance (LHA) Rate is £50,263.20 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 People's Park are within easy reach. Transport links are provided by Luton rail station.

Exterior
The property benefits from off street parking to the rear.

Tenancy
The property is subject to Individual Assured Shorthold Tenancies at a combined rent of £3,003 per calendar month. Please refer to the legal pack for the full Tenancy schedule.

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

Accommodation
Ground Floor
Three Self-Contained Letting Rooms Each with Kitchenette and WC

First Floor
Three Self-Contained Letting Rooms Each with Kitchenette and WC



LOT 184B | 327 High Town Road, Luton,
Bedfordshire LU2 0DB

*Guide Price
£300,000+

A Mid Terrace HMO Arranged to Provide Six Letting Rooms Fully Let Producing £29,172 Per Annum. Estimated Rental Value based on the Local Housing Allowance (LHA) Rate is £50,263.20 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 People's Park are within easy reach. Transport links are provided by Luton rail station.

Tenancy

The property is subject to Individual Assured Shorthold Tenancies at a combined rent of £2,431 per calendar month. Please refer to the legal pack for the full Tenancy schedule.

EPC Rating D

Description

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

Accommodation

Ground Floor
One Self-Contained Letting Room with Kitchenette and WC
Two Bedsits

First Floor

One Self-Contained Letting Room with Kitchenette and WC
Two Bedsits
Communal Bathroom

Exterior

The property benefits from off street parking to the rear.



LOT 185 | 115 Deacon Road, Willesden,
London NW2 5NJ

*Guide Price
£250,000+

A Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1972 (thus approximately **46 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 Dollis Hill underground station (Jubilee line).

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of



LOT 185A

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

*Guide Price
£650,000+



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 **186**

**35 West Road, Mexborough,
South Yorkshire S64 9NL**

*Guide Price
£85,000+

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.

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

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 **187**

**99 Chestnut Street, Ashington,
Northumberland NE63 0BP**

*Guide Price
£20,000-£40,000

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £3,540 Per Annum

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £3,540 per annum.



LOT 188

186 Ascot Court, Aldershot, Hampshire GU11 1HS

*Guide Price
£115,000+

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.

EPC Rating C

On the Instructions of



LOT 188A

20 Royston Court, Potton, Sandy, Bedfordshire SG19 2NJ

*Guide Price
£100,000+

A Vacant Second Floor Four Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th June 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 Barky Park are within easy reach. Transport links are provided Sandy rail station.

Description

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

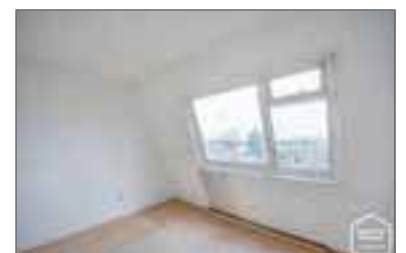
Accommodation

Second Floor
Reception Room
Kitchen
Four Bedrooms
Bathroom

Approx G.I.A: 933 Sq Ft (86 Sq M)

Exterior

The property benefits from off street parking, a garage and communal gardens.



LOT **189**

**16 Barnsley Road, Wombwell, Barnsley,
South Yorkshire S73 8DD**

*Guide Price
Postponed

A Four Bedroom Mid Terrace HMO Fully Let Producing £23,400 Per Annum (Reflecting a 23.4% Yield on Guide)

Tenure
Freehold

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

Description
The property comprises a mid terraced building arranged as a four bedroom HMO arranged over lower ground, ground and first floors.

Accommodation
Lower Ground Floor
Bedroom (with En-Suite)

Ground Floor
Bedroom (with En-Suite)

First Floor
Two Bedrooms (Both with En-Suite)

Tenancy
The property is subject to individual tenancies producing a combined rent of £23,400 per annum.

EPC Rating D



LOT **189A**

**200 New Hythe Lane, Larkfield, Aylesford,
Kent ME20 6PT**

*Guide Price
£150,000+

A Vacant Two Bedroom End of Terrace House The Property Requires a Full Refurbishment.

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

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

EPC Rating G



LOT 190

28 Eighth Street, Blackhall Colliery, Hartlepool, Cleveland TS27 4EU

*Guide Price
£15,000-£35,000

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 Blackhall Welfare Park are within easy reach. Transport links are provided by Horden rail station.

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

EPC Rating G

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear yard.



LOT 190A

Flat 1, 18A Alexandra Road, Morecambe, Lancashire LA3 1TG

*Guide Price
£10,000+

A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum

Tenure
Leasehold. The property is held on a 999 year lease from 8th November 2016 (thus approximately 991 years unexpired).

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

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

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

EPC Rating C

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

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



LOT **191**

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 **192**

**9A Granville Road, Colchester,
 Essex C01 2ED**

*Guide Price
£90,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 199 year lease from 3rd December 1990 (thus approximately **165 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
 Open Plan Reception Room with Kitchen
 Bedroom
 Bathroom

Exterior

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

Note

The flat was previously rented for £850 per month.

EPC Rating E



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LOT 192A | 39 Mark Street, Bradford, West Yorkshire BD5 8AX

*Guide Price
£75,000+

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 Parkside Park are within easy reach. Transport links are provided by Bradford interchange rail station.

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

EPC Rating D

Accommodation
Basement
Study Room
Utility Room
Bathroom

Ground Floor
Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.



LOT **193**

7 Eighth Street, Blackhall Colliery, Hartlepool, Cleveland TS27 4EU

*Guide Price
£15,000-£35,000

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 Blackhall Welfare Park are within easy reach. Transport links are provided by Horden rail station.

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

EPC Rating D

Accommodation
Ground Floor
Through Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear garden and an outbuilding.



LOT **194**

Flat 23 Miller Heights, 43-51 Lower Stone Street, Maidstone, Kent ME15 6LN

*Guide Price
£70,000-£100,000

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

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2015 (thus approximately **114 years unexpired**).

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

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

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

Exterior
The property benefits from allocated parking.

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 3rd November 2023 at a rent of £1,100 per calendar month (Holding Over).



LOT **195**

Flat 94 Miller Heights, 43-51 Lower Stone Street, Maidstone, Kent ME15 6LZ

*Guide Price
£60,000-£80,000

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

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2015 (thus approximately **114 years unexpired**).

Location

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

Description

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

Accommodation

Ninth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from allocated parking.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 23rd April 2024 at a rent of £850 per calendar month.

EPC Rating C



LOT **195A**

8 Week Completion Available
Unit 2, Ferry Quays, 5 Ferry Lane, Brentford, Greater London TW8 0AT

*Guide Price
£280,000+

A Commercial Investment Producing £28,800 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2001 (thus approximately **100 years unexpired**).

Location

The property is situated in the pedestrianised Ferry Quays development close to local shops and amenities. Situated off the Thames Path. Transport links are provided by Kew Gardens overground and underground station (District line) and Brentford rail station (Zone 3).

Description

The property comprises a double fronted ground floor bar restaurant situated within a mid terrace building arranged over ground and five upper floors. The property has been recently refurbished to a high standard.

VAT

VAT is not applicable

Accommodation

Ground Floor
Retail Area
G.I.A. Approximately 1,200 sq ft

Tenancy

The property is subject to an effective FRI lease for a term of 18 years commencing 9th May 2023 at a rent of £28,800 per annum. There are CPI linked rent reviews every 3 years and a mutual break clause every 6 years. A3 Use with Premises Licence in place. Rent deposit (£14,400) and directors guarantees held. No arrears.

EPC Rating C



LOT 195B | 14B Hansard Mews, Kensington, London W14 8BJ

*Guide Price
£240,000+

A Well Located Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 8th December 2005 (thus approximately **79 years unexpired**).

Location

The property is situated in the highly sought after area of Kensington close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Shepherd's Bush overground station and rail station.

EPC Rating C

Description

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

Accommodation

Ground Floor
Reception Room/Kitchen
Two Bedrooms
Bathroom



LOT 196 | 4 Denny Bank, Denny Beck, Lancaster, Lancashire LA2 9LS

*Guide Price
£145,000+

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 Playground St Wilfrid's Park are within easy reach. Transport links are provided by Lancaster rail station and the M6.

Description

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

EPC Rating E

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 196A | **32 Mosslea Road, Penge, London SE20 7BW**

*Guide Price
£180,000+

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 Crystal Palace Park are within easy reach. Transport links are provided by Penge West overground station and Penge East 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 first floors.

EPC Rating C

Tenure

Share of Freehold. The property is sold with a new 999 year lease.

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 197 | **By Order of the LPA Receivers**
179-181 Rochester Avenue, Rochester, Kent ME1 2DS

*Guide Price
Withdrawn

A Corner Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Three Bedroom Flat Fully Let at £27,000 Per Annum

Location

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

Tenancy

We understand that the retail unit and flat are let together at £2,250pcm. The retail unit is subject to a lease for a term of 15 years commencing 19th April 2018 with rent reviews every four years. 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.

Note

The property has not been inspected by Auction House London. All information has been compiled from a valuation report supplied by the Receiver.

Tenure

Freehold

Description

The property comprises a corner building arranged to provide a ground floor retail unit and a first floor three bedroom flat.

Accommodation

Ground Floor
Retail Unit
G.I.A Approximately 120 sq m (1,289 sq ft)

First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom
G.I.A Approximately 92 sq m (987 sq ft)

EPC Rating C



LOT 198

By Order of the Executors
38 Glyndwr Road, Llysfaen, Colwyn Bay,
Clwyd LL29 8TA

*Guide Price
£130,000+

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 Mynydd Marian Local Nature Reserve are within easy reach. Transport links are provided by Colwyn Bay 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.

EPC Rating G

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen
 Utility Room
 Conservatory

First Floor
 Three Bedrooms
 Bathroom

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



LOT 199

143-145 Derby Road, Kirkdale, Liverpool,
Merseyside L20 8LP

*Guide Price
£285,000+

A Residential Investment Comprising Twelve Self-Contained Flats. Part Let Producing £87,780 Per Annum

Tenure
 Freehold

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

Description
 The property comprises a prominent corner building internally arranged to provide twelve self-contained flats over ground and two upper floors.

Tenancy
 Ten of the twelve flats are subject to an Assured Shorthold Tenancy. Please refer to the legal pack for full copies of the tenancy agreements.

Current Rent Reserved £87,780 per annum

Accommodation
Ground Floor
 Five Studio Flats (each with En-Suite and Kitchenette)
 Laundry Room

First Floor
 Four Studio Flats (each with En-Suite and Kitchenette)

Second Floor
 Three Studio Flats (each with En-Suite and Kitchenette)

Exterior
 The property benefits from communal courtyard.

Note
 We understand that the property was converted into flats without the correct planning permission however they were converted more than 10 years ago and are have separate council tax therefore may qualify for established use

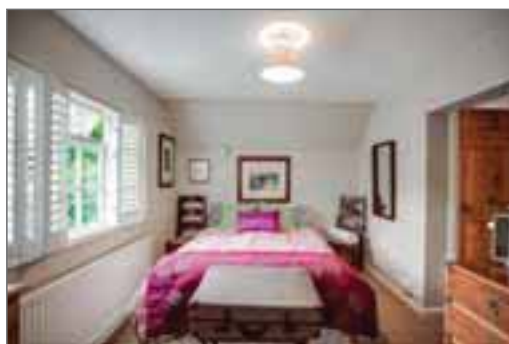


LOT 200

6 Week Completion Available

Old Herring City, Fairmans Lane, Brenchley, Tonbridge,
Kent TN12 7BB

*Guide Price
£885,000+



A Vacant Substantial Four Bedroom Detached House with a Detached Outbuilding Situated on a Plot of Land Measuring Approximately 1.93 Acres (7,800 sq m/83,959 sq ft)

Tenure
Freehold

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

EPC Rating E

Accommodation
Ground Floor
Reception Room with Open-Plan Kitchen
Reception Room
WC
Study

First Floor
Four Bedrooms
Bathroom

Description
The property comprises a four bedroom detached house arranged over ground and first floors and a ground floor outbuilding situated on a plot of land measuring approximately 1.93 acres (7,800 sq m/83,959 sq ft)

Exterior
The property benefits from both front and rear gardens as well as a front outbuilding comprising of a workshop, garages, office and bathroom.

LOT 200A | 5.04 Acres of Land North of West Leith, Tring, Hertfordshire HP23 6JJ

*Guide Price
£175,000+

A Plot of Land Measuring Approximately 5.04 Acres / 20,396 sq m (219,541 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 Miswell Lane Children's Park are within easy reach. Transport links are provided by Tring rail station.

Description

The lot comprises a plot of land measuring approximately 5.04 Acres / 20,396 sq m (219,541 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 201 | Flat 9 Lyndhurst House, Ellisfield Drive, Putney, London SW15 4DR

*Guide Price
£150,000+

A Fourth Floor Two Room Flat Subject to an Assured Shorthold Tenancy Producing £22,800 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 26th September 1988 (thus approximately **89years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Roehampton Creation Centre are within easy reach. Transport links are provided by Richmond underground station (District line) and overground station and Barnes rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,900 per calendar month.

Description

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

Accommodation

Fourth Floor
Reception Room with Open Plan Kitchen
Two Rooms
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C



LOT 201A | 22 Allott Street, Hoyland, Barnsley, South Yorkshire S74 0NF

*Guide Price
£85,000+

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £8,400 Per Annum

Tenure
Freehold

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

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

EPC Rating C

Accommodation
Ground Floor
Reception Room
Open Plan Kitchen with Dining area

First Floor
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 £700 per calendar month.



LOT 202 | 3 x Freehold Ground Rents, Bristol, Avon BS21 6AZ

*Guide Price
£75,000+

A Parcel of Three Freehold Ground Rent Investments Secured Upon Twenty Flats, Seven Houses and Three Barns at a Combined Ground Rent of £13,225 Per Annum

Tenure
Freehold

Description
The lot comprises a parcel of three ground rent investments secured upon twenty flats, seven houses and three barns all sold off on long leases.

| Property | Accommodation | Ground Rent |
|---|--------------------|------------------|
| Court Farm, All Saints Lane, Clevedon, Bristol, Avon BS21 6AZ | 3 Barns & 7 Houses | £8,500 Per Annum |
| Channons Place, Channons Hill, Bristol, Avon BS16 2LY | 11 Flats | £2,475 Per Annum |
| The Point, Hanham Road, Kingswood, Bristol, Avon BS15 8GD | 9 Flats | £2,250 Per Annum |



LOT 202A | Flat 1 71 Selhurst Road, Selhurst,
London SE25 5QB

*Guide Price
£110,000+

A Ground Floor One Bedroom Flat

Location

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

Description

The property comprises a ground floor one bedroom flat situated within a semi-detached building arranged over ground, lower ground and two upper floors. The property requires a program of refurbishment. We are informed by the seller that the ground rent is £80 per annum.

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1984 (thus approximately **58 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

On the Instructions of



LOT 203 | 3 Heath Lane, Great Ponton, Grantham,
Lincolnshire NG33 5DG

*Guide Price
£90,000-£120,000

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.

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.

EPC Rating D



LOT 204

**Llwyn-Yr-Eos, Cwmins, St. Dogmaels, Cardigan,
Dyfed SA43 3HF**

*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 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.

EPC Rating D



LOT 204A

**47 Upton Heights, 214 Upton Lane, Forest Gate,
London E7 9NP**

*Guide Price
£70,000+

A Lower Ground Floor Two Bedroom Unit Subject to an Assured Shorthold Tenancy Producing £11,478,96 Per Annum

Tenure
Leasehold. The property is held on a 150 year lease from 1st January 2001 (thus approximately **125 years unexpired**).

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 lines), overground station and rail station.

Description
The property comprises a lower ground floor two bedroom unit situated within a purpose built block arranging over lower ground, ground and three upper floors.

EPC Rating D

Accommodation
Lower Ground Floor
Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 8th August 2021 at a rent of £956.58 per calendar month (Holding Over).

Note
The property is subject to a prohibition order. Buyers are referred to the letter dated 6th March 2025 from Newham Council which is included within the legal pack. Bidders are deemed to have full knowledge of this document prior to bidding in the auction.



LOT 205

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 205A

7 Bright Street, Hartlepool,
Cleveland TS26 8JY

*Guide Price
£30,000-£40,000

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

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

Exterior
The property benefits from a rear yard.



LOT 206 | 8 Hill Street, Wrexham, Clwyd LL11 1SN

*Guide Price
£35,000+

A Vacant Ground and First Floor Retail Unit

Tenure

Leasehold. The property will be sold on a new 999 year lease,

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Specsavers, McDonald's and Nationwide. The open spaces of Bellevue Park are within easy reach. Transport links are provided by Wrexham Central rail station.

Note

No. 10 Hill Street (next door shop) is currently let for £12,000 per annum.

EPC Rating E

Description

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

Accommodation

Ground Floor
Retail Unit

First Floor

Ancillary Sapce

GIA: 1,090 Sq Ft



LOT 206A | 4 Lymington Gardens, Bedford, Bedfordshire MK41 0QJ

*Guide Price
£100,000+

A One Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum. Potential to increase the rent.

Location

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

Description

The property comprises a one bedroom mid terrace house arranging over ground and first floors.

Tenancy

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

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Bedroom

Exterior

The property benefits from a rear garden.



LOT 207 | **Flat 1 6 Cardiff Grove, Luton, Bedfordshire LU1 1QH**

*Guide Price
£60,000-£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 207A | **Flat 1, 230 Kilburn High Road, Camden, London NW6 4JP**

*Guide Price
£125,000+

A Vacant First Floor Studio Flat

Location

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

Description

The property comprises a first floor studio flat situated within a mixed use building arranging over ground and three upper floors.

Tenure

Leasehold. The property is held on a 999 year lease from 29th September 1999 (thus approximately **974 years unexpired**).

Accommodation

First Floor
Studio Room
Bathroom

EPC Rating C



LOT 208

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

*Guide Price
£165,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,400 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.

Note

An employee of Auction House London has an interest in this property.

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 £1,450 per calendar month.

EPC Rating C



LOT 208A

31 Washington Street, Workington, Cumbria CA14 3AW

*Guide Price
£25,000+

A Vacant Mid Terrace Commercial Building Formerly Arranged as Ground and First Floor Offices. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include TK Maxx, Costa Coffee and Next. The open spaces of Vulcan Park are within easy reach. Transport links are provided by Workington rail station.

EPC Rating D

Description

The property comprises a mid terrace commercial unit formerly arranged as ground and first floor offices.

Accommodation

Ground Floor
Retail Unit

First Floor

Retail Unit



LOT **209**

Flat 23 Braemar, 12 Kersfield Road, Putney, London SW15 3HG

*Guide Price
Withdrawn

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**).

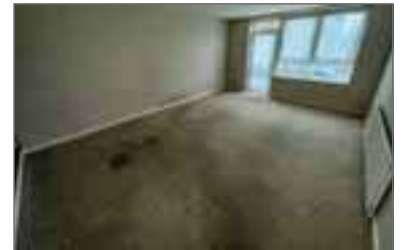
Accommodation

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 **210**

25 Barnbrough Street, Leeds, West Yorkshire LS4 2QY

*Guide Price
£195,000+

A Four Room Mid Terrace Fully Let Producing £25,020 Per Annum (Reflecting a Gross Initial Yield of 12.83%)

Location

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

Description

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

Tenancy

The property is subject to individual tenancies at a rent of £25,020 per annum.

Note

The property is managed by SB Living letting agency.

EPC Rating D

Tenure

Freehold

Accommodation

Lower Ground Floor
Bedroom (with En-Suite)

Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Second Floor
Bedroom
Bathroom



LOT 210A | 64 Shaw Street, Glasgow, Lanarkshire G51 3BL

*Guide Price
£20,000+

A Vacant Ground Floor Retail Unit

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Elder Park are within easy reach. Transport links are provided by Cardonald 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 ground floor retail unit situated within a mid terrace building arranging over ground and three upper floors.

Accommodation

Ground Floor
Retail Unit
WC's



LOT 211 | 4 New Street, Sherburn Village, Durham, County Durham DH6 1HR

*Guide Price
£65,000-£75,000

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 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.

Note

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

EPC Rating E

Tenure

Freehold

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 211A | 81 Harecroft Road, Wisbech, Cambridgeshire PE13 1RL

*Guide Price
£130,000+

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.

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Two Bedrooms
Kitchen
Conservatory
Bathroom

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



LOT 212 | Flat 2, Libra Parade, 66(A) Front Street, Birstall, Leicester, Leicestershire LE4 4DP

*Guide Price
£30,000+

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 Watermead Country Park are within easy reach. Transport links are provided by Leicester rail station.

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

EPC Rating C

Tenure
Leasehold. The property is held on a 99 year lease from 24th June 1977 (thus approximately **51 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 212A | **Providence House, 5 Bartley Way, Hook, Hampshire RG27 9FF**

*Guide Price
£120,000+

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.



EPC Rating D



LOT 213 | **19 Peel Street, Coventry, West Midlands CV6 5DU**

*Guide Price
£180,000+

A Six Bedroom Mid Terrace HMO Fully Let Producing £21,600 Per Annum and a Garden Office Studio to the Rear

Tenure

Freehold

Location

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

Description

The property comprises a six bedroom mid terrace HMO arranged over ground and two upper floors and a garden office studio to the rear.

Tenancy

The six bedroom property is subject to individual tenancies at a rent of £21,600 per annum.

EPC Rating C

Accommodation

Ground Floor
Communal Kitchen
Two Bedrooms (Both with En-Suite)
Utility Room

First Floor

Three Bedrooms (All with En-Suite)

Second Floor

Bedroom (with En-Suite)

Garden Office Studio

Not Inspected



LOT 213A | 23 Chatsworth Road, Dartford, Kent DA1 5AT

*Guide Price
£190,000+

A One Bedroom Semi Detached Bungalow

Tenure
Freehold

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

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

EPC Rating E

Accommodation
Ground Floor
Reception Room with Open-Plan Kitchen
Bedroom with En-Suite

Exterior
The property benefits from both front and rear gardens

On the Instructions of



LOT 214 | Pre 1st April Completion Available at the Buyers Request
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 214A | 71 Piper Way, Ilford, Essex IG1 4FE

*Guide Price
£205,000+

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 Park are within easy reach. Transport links are provided by Seven Kings underground (Elizabeth line) and rail stations.

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2007 (thus approximately **981 years unexpired**).

Accommodation

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

Exterior

The property benefits from off street parking.

On the Instructions of



LOT 215 | 56 Temple Place, Reading, Berkshire RG1 6QL

*Guide Price
£140,000-£160,000

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 215A | 22 Turrell Drive, Kessingland, Lowestoft, Suffolk NR33 7UA

*Guide Price
£215,000+

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 216 | Flat 4D Arlington House, All Saints Avenue, Margate, Kent CT9 1XP

*Guide Price
£40,000-£80,000

A Fourth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,800 Per Annum

Tenure

Leasehold. The property is held on a 114 year lease from 1st October 1961 (thus approximately **50 years unexpired**).

Location

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

Description

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

EPC Rating D

Accommodation

Fourth Floor
Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £10,800 per annum.



LOT 217

Maes Y Bryn, 119 Penycae Road, Port Talbot,
West Glamorgan SA13 2EG

*Guide Price
Withdrawn



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 218

Land Off New Barn Lane, Cudham, Westerham, Bromley TN14 7QH

*Guide Price
£30,000+

A Plot of Land Measuring Approximately 0.53 Acres / 2,145 sq m (23,089 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.53 Acres / 2,145 sq m (23,089 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 219

1 Alma Parade, Scarborough, North Yorkshire YO11 1SJ

*Guide Price
£20,000-£40,000

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

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Main Bar Area

First and Second Floor

Residential Accommodation (Not inspected)

Note

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

EPC Rating E



LOT 220

**Unit CH211 Campus House, 10 Hey Street, Bradford,
West Yorkshire BD7 1DQ**

*Guide Price
£28,000+

A Second Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 22nd April 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 Centenary Square are within easy reach. Transport links are provided by Bradford Forster Square rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £7,800 per annum.

Note

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

EPC Rating C

Description

The property comprises a second floor student accommodation unit situated within purpose built block arranging over ground and four upper floors.

Accommodation

Second Floor
Studio Room
Bathroom



LOT 221

**Unit CH318 Campus House, 10 Hey Street, Bradford,
West Yorkshire BD7 1DQ**

*Guide Price
£28,000+

A Third Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 22nd April 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 Centenary Square are within easy reach. Transport links are provided by Bradford Forster Square rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £7,800 per annum.

Note

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

EPC Rating C

Description

The property comprises a third floor student accommodation unit situated within purpose built block arranging over ground and four upper floors.

Accommodation

Third Floor
Studio Room
Bathroom



LOT **222**

77 Park View Court, Bath Street, Nottingham, Nottinghamshire NG1 1DE

*Guide Price
£35,000-£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 **222A**

28 William Street, Skelton-in-Cleveland, Saltburn-by-the-Sea, Cleveland TS12 2AX

*Guide Price
£20,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

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

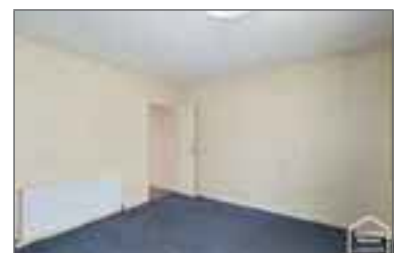
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.



LOT 223

Land at Downe Road, Keston, Kent BR2 6AD

*Guide Price
£32,000+

A Plot of Land Measuring Approximately 1,416 sq m (15,246 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 1,416 sq m (15,246 sq ft).

Note

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



LOT 224

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

Situated in the popular coastal village of Seaton Sluice, close to popular Beautiful Beach and the picturesque Holywell Dene, with good restaurants and pubs on the doorstep. Major road links (A19, A1 and A189) and the new Northumberland train line in close proximity makes commuting to other areas of the North East accessible.

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 **225**

**29 Birley Street, Blackpool,
Lancashire FY1 1EG**

*Guide Price
£80,000+

A Mid Terrace Building Arranged as a Ground Floor Shop Let for £12,000 Per Annum and Vacant Ancillary Space on the First Floor

Location

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

Tenure

Freehold

Accommodation

Ground Floor
Retail Area
WC
Room

Description

The property comprises a mid terrace building arranged as a ground floor shop and ancillary space on the first floor. The first floor requires a full program of refurbishment.

First Floor
Five Rooms

Second Floor

Room

Note

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



LOT **225A**

**Land Off Northampton Road, Cosgrove, Milton Keynes,
Buckinghamshire MK19 7BB**

*Guide Price
£95,000+

A Plot of Land Measuring Approximately 0.96 Acres / 3,885 sq m (41,817 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.96 Acres / 3,885 sq m (41,817 sq ft).



LOT 226

31 Jackson Street, Hartlepool,
Cleveland TS25 5RZ

*Guide Price
£20,000-£40,000

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

EPC Rating G

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear yard.



LOT 227

Garage 8 at Rylands, Kennington, Ashford, Kent TN24 9QE

*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 Spearpoint Play Park are within easy reach. Transport links are provided by Ashford rail station.

Description
The property comprises a single storey lock up garage.



LOT **228**

Flat 2, 18 Seafield Road, Blackpool, Lancashire FY1 2LS

*Guide Price
£18,000+

A Vacant First Floor One Bedroom Flat. ERV based on the Local Housing Allowance (LHA) Rate is £4,786.60 per annum (Source: LHA Website)

Tenure

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

Description

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

Tenancy

The LHA rate for a one bedroom property in the area is £92.05 per week (£4,786.60 per annum) (source: lha-direct.vo.a.gov.uk).

EPC Rating D

Location

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear yard.



LOT **229**

Land on the East Side of Providence Place, Colchester, Essex C01 2LJ

*Guide Price
£90,000-£120,000

A Plot of Land Measuring Approximately 161 sq m (1,733 sq ft). Offered With Planning Permission for the Erection of a Detached Building Arranged to Provide 3 x One Bedroom Flats

Tenure

Freehold

Location

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

Proposed Accommodation

Ground Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

First Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Second Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Planning

Colchester Borough Council granted the following planning permission (ref: 242268) on 23rd January 2025 : 'Proposed erection of 3 No. flats with associated amenity space, bicycle parking and bin storage.'



LOT 230

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.

EPC Rating C

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 230A

11-13 High Causeway, Whittlesey, Peterborough, Cambridgeshire PE7 1AE

*Guide Price
£600,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Shop and 2 x Five Room HMO's Fully Let Producing £72,000 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranging to provide a ground floor shop and 2 x five room HMO's arranging over the ground and first floors.

Tenancy

The shop is subject to a lease for a term of 5 years at a rent of £1,250 per calendar month. Each HMO is subject to a lease for a term of 3 years at a combined rent of £4,750 per calendar month.

Accommodation

Ground Floor
Retail Shop
Communal Reception Room with Kitchenette
Separate Communal Kitchen
Five Studio Rooms (all with En-Suites)

First Floor

Communal Reception Room with Kitchenette
Separate Communal Kitchen
Five Studio Rooms (all with En-Suites)

Exterior

The property benefits from off street parking.

EPC Rating C



LOT 231

Plot B Land at Mudds Bank, City Road, Stokenchurch, Buckinghamshire HP14 3EW

*Guide Price
£29,000+

A Plot of Land Measuring Approximately 4,572 sq m (49,213 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 4,572 sq m (49,213 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 232

Land Between 44 and 46 Potters Way, Poole, Dorset BH14 8QQ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 322 sq m (3,466 sq ft)

Tenure

Freehold

Location

The land is 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 a plot of land measuring approximately 322 sq m (3,466 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 **233**

Land Adjacent to 84 Potters Way, Poole, Dorset BH14 8QQ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 1,218 sq m (13,110 sq ft)

Tenure

Freehold

Location

The land is 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 a plot of land measuring approximately 1,218 sq m (13,110 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 **234**

Apartment G03 East Point, East Street, Leeds, West Yorkshire LS9 8BF

*Guide Price
£110,000+

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

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.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 24th January 2025 at a rent of £1,450 per calendar month.

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.

EPC Rating D



LOT **235**

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 **235A**

Land Adjacent to 14 Sherborne Road, Trowbridge, Wiltshire BA14 9SJ

*Guide Price
£3,000-£6,000

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 236

Telephone Kiosk at, Queens Avenue, Muswell Hill, London N10 3NR

*Guide Price
£5,000-£15,000

A Vacant Grade II Listed Telephone Kiosk. Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents)

Location

The kiosk is situated in the centre of Muswell Hill close to local shops and amenities. Nearby multiples include Boots, Waitrose and Pret A Manger. Transport links are provided by Muswell Hill Bus Station

Description

The property comprises a Grade II Listed telephone kiosk

Planning

The kiosk previously had A1 use (now lapsed) and is registered as a Listed Building and a heritage site at Historic England and cannot be removed nor the exterior altered.



LOT 237

Garages 2ST Stonewall Terrace, Feltham Drive, Frome, Somerset BA11 5AH

*Guide Price
£10,000-£20,000

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 **238**

Flat 3, 42 Frimley Road, Camberley, Surrey GU15 3BD

*Guide Price
£55,000+

A First Floor Studio Flat

Location

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

Description

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

EPC Rating F

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1982 (thus approximately **56 years unexpired**).

Accommodation

First Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from off street parking.

On the Instructions of



LOT **238A**

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 239

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 240

A Portfolio of Seven Plots of Land and Roadways

*Guide Price
£1,000+

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 241

A Portfolio of Three Plots of Land and Roadways

*Guide Price
£1,000+

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 242

10 Ingram Road, Nottingham, Nottinghamshire NG6 9GS

*Guide Price
£50,000+

A Fire Damaged Vacant Three Bedroom End of Terrace House. Offered With Lapsed Planning Permission for The Demolition of the Property and the Erection of a New Single Dwelling.

Tenure

Freehold

Location

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

Description

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

Note

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

Proposed Accommodation

Ground Floor

Reception Room
Kitchen
WC

First Floor

Two Bedrooms
Bathroom

Second Floor

Bedroom with En-Suite

Planning

Nottingham City Council granted conditional planning permission (ref: 21/00288/PFUL3) on 9th February 2021: 'Demolition of 10 Ingram Road (existing end terraced house) to be replaced with new single dwelling'. (Now Lapsed).



LOT 243

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 244

Former Public WC Block Adjacent to Adastral Square, Poole, Dorset BH17 8SA

*Guide Price
£15,000+

Two Vacant Former Public WC's. Potential to be Converted to an Office or to Residential (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The property comprises two former WC's.

Accommodation

Ground Floor

WC's

G.I.A Approximately Measuring 43 sq m (467 sq ft)



LOT **245**

Garages 2 & 3, 72 Shakespeare Drive, Westcliff-on-Sea, Essex SS0 9AB

*Guide Price
£10,000+

Two Vacant Single Storey Lock Up Garages

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 Prittlewell rail station.

Description

The property comprises two single storey lock up garages.



LOT **245A**

Land and Roadways at Neptune Drive, Hemel Hempstead, Hertfordshire HP2 5QE

*Guide Price
£500+

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 246

Plot 3 Land at Shakespeare Drive and Wear Road, Bicester, Oxfordshire OX26 2FE

*Guide Price
£2,000+

A Plot of Land Measuring Approximately 615 sq m (6,620 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 Alchester Park Play Area are within easy reach. Transport links are provided by Bicester North rail station.

Description
The lot comprises a plot of land measuring approximately 615 sq m (6,620 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 247

Plot 4, Land at Shakespeare Drive & Wear Road, Bicester, Oxfordshire OX26 2FE

*Guide Price
£2,000+

A Plot of Land Measuring Approximately 117 sq m (1,259 sq ft)

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 117 sq m (1,259 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 **248**

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 **249**

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) Subject to Two Lease's Producing £750 Per Annum

Tenure

Freehold

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 249A | Land Lying to the West of, 2 Warren Cottages,
Waterhouse Lane, Kingswood, Tadworth, Surrey
KT20 6LB

*Guide Price
£35,000+

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 250 | Site 44 Mill Lane, Sindlesham, Wokingham,
Berkshire RG41 5DF

*Guide Price
£8,000+

A Plot of Land Measuring Approximately 0.46 Acres / 1,862 sq m / 20,042 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.46 Acres / 1,862 sq m / 20,042 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 251

Site 34 Mill Lane, Sindlesham, Wokingham, Berkshire RG41 5DF

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 0.61 Acres / 2,469 sq m / 26,576 sq ft

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.61 Acres / 2,469 sq m / 26,576 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 252

8 Week Completion Available
10 Northbrook Road, Yeovil, Somerset BA21 5RQ

*Guide Price
Sold Prior

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 Birchfield Park are within easy reach. Transport links are provided by Sherborne 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
Utility Room

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 253

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

*Guide Price
Sold Prior

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 254

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

*Guide Price
Sold Prior

A Vacant Second Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 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 **255**

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

*Guide Price
Sold Prior

A Vacant Three Bedroom Mid Terrace House

Tenure
 Freehold

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of 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 **256**

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

*Guide Price
Sold Prior

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 257

Flat 64 Walden House, Dagnall Street, Battersea, London SW11 5DB

*Guide Price
Sold Prior

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 258

Nine Garages at Summer Crescent, Stroud, Gloucestershire GL5 1PP

*Guide Price
Sold Prior

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 **259**

119A Harrow View, Harrow, Middlesex HA1 4SY

*Guide Price
Sold Prior

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)

EPC Rating E



LOT **260**

Unit 2.1 Former Site Offices, Viking Gardens, Newham, London E6 5YR

*Guide Price
Sold Prior

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 261

Unit 2.4-3 Borden Court, 145-163 London Road, Liverpool, Merseyside L3 8JA

*Guide Price
Sold Prior

A Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £4,680 Per Annum

Tenure

Leasehold. The property is held on a 250 year lease from 13th January 1995 (thus approximately **220 years unexpired**).

Location

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

Description

The property comprises a student accommodation unit situated within a purpose built block arranged over ground and four upper floors.

Note

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

Accommodation

Second Floor
Bedroom
Communal Reception Room
Communal Kitchen
Communal Bathroom

Tenancy

The unit is subject to an Assured Shorthold Tenancy expiring 20th August 2025 at a rent of £390 per calendar month.



LOT 262

35 Hardstaff Road, Nottingham, Nottinghamshire NG2 4HR

*Guide Price
Sold Prior

A Three Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £4,800 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Green's Mill Park are within easy reach. Transport links are provided by Nottingham rail station and the A60.

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
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear yard.

Tenancy

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



LOT **263**

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

*Guide Price
Sold Prior

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 **264**

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

*Guide Price
Sold Prior

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 265

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

*Guide Price
Sold Prior

**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.

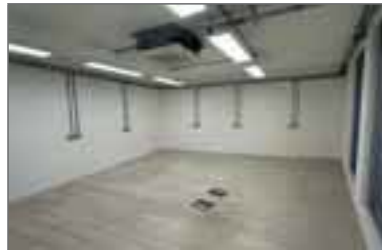
Accommodation
Ground Floor
Office Unit

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 266

**2 Kyme Road, Hornchurch,
Essex RM11 1AD**

*Guide Price
Sold Prior

A Five Room Mid Terrace HMO Fully Let Producing £33,288 Per Annum

Location

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

Description

The property comprises a five room mid terrace HMO arranging over ground and two upper floors.

Tenancy

The property is subject to individual tenancies at a combined rent of £2,774 per calendar month.

Tenure
Freehold

Accommodation
Ground Floor
Two Rooms
Kitchen
Bathroom

First Floor
Three Rooms

Second Floor
Bathroom

Exterior
The property benefits from a rear garden.



EPC Rating C



LOT **267**

**3 Kyme Road, Hornchurch,
Essex RM11 1AD**

*Guide Price
Sold Prior

A Five Room Mid Terrace HMO Fully Let Producing £33,180 Per Annum

Location

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

Description

The property comprises a five room mid terrace HMO arranged over ground and first floors.

Tenancy

The property is subject to individual tenancies at a combined rent of £2,765 per calendar month.

Tenure

Freehold

Accommodation

Ground Floor

Two Rooms
Kitchen
Bathroom

First Floor

Three Rooms
Bathroom

Exterior

The property benefits from a rear garden.



EPC Rating C



LOT **268**

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

*Guide Price
Sold Prior

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

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.

Note

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

EPC Rating D

Tenure

Freehold

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 **269**

**Land Adjacent to 10 Broadlands Drive, Chatham,
Kent ME5 8HH**

*Guide Price
Sold Prior

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.



Next auction: 23rd & 24th April 2025

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Common Auction Conditions (Edition 4)

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Common Auction Conditions (4th Edition – reproduced with the consent of the RICS). The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

GLOSSARY

The glossary gives special meanings to certain words used in the conditions.

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

SALE CONDITIONS

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- the date specified in the SPECIAL CONDITIONS; or
- if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS SCHEDULE

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1

INTRODUCTION

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the

AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2

OUR ROLE

- As agents for each SELLER we have authority to
- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - offer each LOT for sale;
 - sell each LOT;
 - receive and hold deposits;
 - sign each SALE MEMORANDUM; and
 - treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final.

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

WE may refuse to admit one or more persons to the AUCTION without having to explain why.

YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3

BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4

THE PARTICULARS AND OTHER INFORMATION

WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5

THE CONTRACT

A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION

- provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
- sign the completed SALE MEMORANDUM; and
- pay the deposit.

If YOU do not WE may either

- as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
- sign the SALE MEMORANDUM on YOUR behalf.

The deposit

- must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
- may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
- is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- is to be held as stakeholder where VAT would be

Common Auction Conditions (Edition 4)

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| | | | | | |
|------|---|------|--|--|--|
| | chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER. | | | | |
| 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 (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default. | G3.2 | | | |
| A5.9 | Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT. | | | | |
| | GENERAL CONDITIONS OF SALE Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be 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 THE LOT | | | | |
| G1.1 | The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM. | | | | |
| G1.2 | The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION. | 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: (a) matters registered or capable of registration as local land charges; (b) matters registered or capable of registration by any competent authority or under the provisions of any statute; (c) notices, orders, demands, proposals and requirements of any competent authority; (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health; (e) rights, easements, quasi-easements, and wayleaves; (f) outgoing and other liabilities; (g) any interest which overrides, under the Land Registration Act 2002; (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and (i) anything the SELLER does not and could not reasonably know about. | G3.5 | | | |
| G1.5 | Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability. | | | | |
| G1.6 | The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified. | | | | |
| G1.7 | The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT. | | | | |
| G1.8 | The BUYER buys with full knowledge of (a) the DOCUMENTS, whether or not the BUYER has read them; and (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. | G4 | | | |
| 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. | G4.1 | | | |
| | G2 DEPOSIT | | | | |
| G2.1 | The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE). | G4.2 | | | |
| 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. | G4.3 | | | |
| G2.3 | Interest earned on the deposit belongs to the SELLER unless | | | | |
| | the SALE CONDITIONS provide otherwise. | | | | |
| | BETWEEN CONTRACT AND COMPLETION | | | | |
| | From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT. | | | | |
| | If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser; (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; | | | | |
| | and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party). | | | | |
| | 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. | | | | |
| | TITLE AND IDENTITY | | | | |
| | Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. | | | | |
| | The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER. (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER. | | | | |
| | Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. | | | | |
| | 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. | | | | |
| | TRANSFER | | | | |
| | Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. | G5 | | | |
| | 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 (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant; (b) the form of new lease is that described by the SPECIAL CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION. | G5.3 | | | |
| | | G5.4 | | | |
| | COMPLETION | | | | |
| | COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700. | 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 (a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree. | G6.2 | | | |
| | 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 | | | |
| | NOTICE TO COMPLETE | 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: (a) terminate the CONTRACT; (b) claim the deposit and any interest on it if held by a stakeholder; (c) forfeit the deposit and any interest on it; (d) resell the LOT; and (e) claim damages from the BUYER. | G7 | | | |
| | If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: (a) terminate the CONTRACT; and (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. | G7.1 | | | |
| | IF THE CONTRACT IS BROUGHT TO AN END | G7.2 | | | |
| | If the CONTRACT is lawfully brought to an end: (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3. | G7.3 | | | |
| | LANDLORD'S LICENCE | | | | |
| | 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 | | | |

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| <p>G9.4 The SELLER must (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).</p> <p>G9.5 The BUYER must promptly (a) provide references and other relevant information; and (b) comply with the landlord's lawful requirements.</p> <p>G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.</p> <p>G10 INTEREST AND APPORTIONMENTS</p> <p>G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.</p> <p>G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.</p> <p>G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</p> <p>G10.4 Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.</p> <p>G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.</p> <p>G11 ARREARS</p> <p>Part 1 - Current rent</p> <p>G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.</p> <p>G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.</p> <p>G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.</p> <p>Part 2 - BUYER to pay for ARREARS</p> <p>G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.</p> <p>G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.</p> <p>G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.</p> <p>Part 3 - BUYER not to pay for ARREARS</p> <p>G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.</p> <p>G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;</p> | <p>(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.</p> <p>G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.</p> <p>G12 MANAGEMENT</p> <p>G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.</p> <p>G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.</p> <p>G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.</p> <p>G13 RENT DEPOSITS</p> <p>G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.</p> <p>G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.</p> <p>G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.</p> <p>G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</p> <p>G14 VAT</p> <p>G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.</p> <p>G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.</p> <p>G15 TRANSFER AS A GOING CONCERN</p> <p>G15.1 Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.</p> <p>G15.2 The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.</p> <p>G15.3 The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.</p> <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the</p> | <p>AGREED COMPLETION DATE. CONDITION G14.1 applies at COMPLETION.</p> <p>G15.5 The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.</p> <p>G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.</p> <p>G16 CAPITAL ALLOWANCES</p> <p>G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p> <p>G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.</p> <p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p> <p>G16.4 The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.</p> <p>G17 MAINTENANCE AGREEMENTS</p> <p>G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.</p> <p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.</p> <p>G18 LANDLORD AND TENANT ACT 1987</p> <p>G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987</p> <p>G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.</p> <p>G19 SALE BY PRACTITIONER</p> <p>G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.</p> <p>G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p> <p>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.</p> <p>G19.4 The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.</p> <p>G19.5 Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.</p> <p>G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p> <p>G20 TUPE</p> <p>G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.</p> <p>G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER</p> |
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will TRANSFER to the BUYER on COMPLETION.
(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.

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| G21 | ENVIRONMENTAL | |
| G21.1 | This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide. | |
| G21.2 | The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT | |
| G21.3 | The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT. | |
| G22 | SERVICE CHARGE | |
| G22.1 | This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions. | |
| G22.2 | No apportionment is to be made at COMPLETION in respect of service charges. | |
| G22.3 | Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable. | |
| G22.4 | In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies. | |
| G22.5 | In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER. | |
| G22.6 | If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so. | |
| G23 | RENT REVIEWS | |
| G23.1 | This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined. | |
| G23.2 | The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed. | |
| G23.3 | Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed. | |
| G23.4 | The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings. | |
| G23.5 | The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it. | |
| G23.6 | When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds. | |
| G23.7 | If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS. | |
| G23.8 | The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings. | |
| G24 | TENANCY RENEWALS | |
| G24.1 | This CONDITION G24 applies where the tenant under a | |

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| | TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act. | |
| G24.2 | Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings. | |
| G24.3 | If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it. | |
| G24.4 | Following COMPLETION the BUYER must: (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds. | |
| G24.5 | The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this. | |

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| G25 | WARRANTIES | |
| G25.1 | Available warranties are listed in the SPECIAL CONDITIONS. | |
| G25.2 | Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained. | |
| G25.3 | If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty. | |

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| G26 | NO ASSIGNMENT | |
| | The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT. | |
| G27 | REGISTRATION AT THE LAND REGISTRY | |
| G27.1 | This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor. | |
| G27.2 | This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application. | |

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| G28 | NOTICES AND OTHER COMMUNICATIONS | |
| G28.1 | All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers. | |
| G28.2 | A communication may be relied on if: (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY. | |
| G28.3 | A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY. | |
| G28.4 | A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted. | |

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| G29 | CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999 | |
| | No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999. | |

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

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| 1 | The Deposit |
| 1.1 | General Conditions A5.5a shall be deemed to be deleted and replaced by the following: A5.5a. The Deposit: (a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place. |
| 1.2 | |
| 2 | Buyer's Administration Charge |
| 2.1 | Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,500 (£1,250 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply. |
| 3 | Extra Auction Conduct Conditions |
| 3.1 | Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit. |

MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

What the new regulations mean for you as a bidder or buyer at the auction:

- In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
- In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
- In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
- If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
- Your ID will be kept on file for 5 years and will we only require updated documents if you change address.
- Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

- Photographic evidence of identity**
 - Current signed Passport
 - Current full UK/EU photo card driving licence
 - Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
 - Firearm or shotgun certificate
 - Resident permit issued by the Home Office to EU National
 - Evidence of Residence**
 - Current full UK/EU photo card driving licence (if not used to prove identity)
 - Utility bill issued in last three months (not mobile phone)
 - Recent bank/ building society/ mortgage/ credit card statement
 - Current house/ motor insurance certificate
 - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
 - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
 - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

All certified ID can be sent to us at info@auctionhouselondon.co.uk. The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.

Auction House London

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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