

An aerial photograph of London at sunset. The River Thames flows through the center, with the Tower Bridge in the foreground. The city skyline is visible in the background, including the Canary Wharf area. The sky is a mix of orange, pink, and blue. A large white diagonal shape cuts across the image from the top left to the bottom right, creating a space for text.

**Auction
House**
LONDON

TWO DAY AUCTION

23rd & 24th April 2025

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**

April 2025

Wednesday 23rd April

Commencing at 9.30am

Thursday 24th April

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

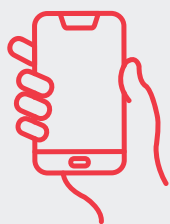
Auction House London
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Hampstead, London NW3 6AL
020 7625 9007 • info@auctionhoustelondon.co.uk
auctionhoustelondon.co.uk

**# extracting
every last BID**

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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proof of Identification

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

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

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

Meet the Team

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



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Andrew Binstock
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Jordan Phillips
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Georgia Head
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OUR 2025 AUCTION SCHEDULE

Our figures for	Lots Offered	Lots Sold	Total Raised
FEBRUARY	291	228	£41.6M

Our figures for	Lots Offered	Lots Sold	Total Raised
MARCH	222	162	£30M

Our next Auction Dates
23rd & 24th APRIL

28th & 29th MAY

2nd & 3rd JULY

6th & 7th AUGUST

10th & 11th SEPTEMBER

16th & 17th OCTOBER

12th & 13th NOVEMBER

10th & 11th DECEMBER

Our total figures for 2024 are

 2,459 Lots Offered	 1,907 Lots Sold	 £328.3 million Total Raised
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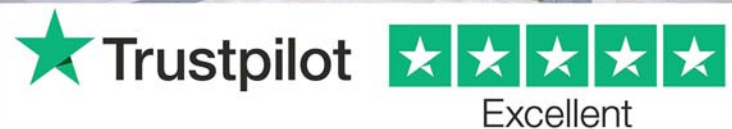
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**For further information please call
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Buying at Auction

**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 - 155

Next Page >>>

LOT 1

**8 Oxford Street, Watford,
Hertfordshire WD18 0ES**

*Guide Price
£175,000+

A Vacant Two Bedroom Mid Terrace 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 Riverside Park are within easy reach. Transport links are provided by Watford underground station (Metropolitan line) and Watford Junction rail station.

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

Accommodation
Ground Floor
Reception Room/Dining Room
Kitchen
Conservatory
Separate WC

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 2

**29 Sanderstead Road, South Croydon,
Surrey CR2 0PE**

*Guide Price
£105,000+

A Fire Damaged Vacant Two Bedroom End of Terrace 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 Haling Grove Park are within easy reach. Transport links are provided by Purley Oaks rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen (removed)
Separate WC

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 3

**Land at Pallester Court, Wayside, Golders Green,
London NW11 8QY**

***Guide Price
£300,000+**



A Plot of Land Measuring Approximately 230 sq m (2,475 sq ft). Offered With Planning Permission for the Erection of a Four Storey Building to Provide Four Self Contained Flats

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Basing Hill Park are within easy reach. Transport links are provided by Brent Cross underground station (Northern line) and West Hampstead Thameslink rail station.

Planning

Barnet Borough Council granted the following planning permission (ref: 24/1542/S73) on 19th July 2024: 'Erection of a four storey building to provide 4no.self-contained flats. Associated cycle parking, amenity space and refuse and cycling storage'.

Description

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

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 4

6 Week Completion Available
**11 Cranleigh Gardens, Chatham,
Kent ME4 6UN**

*Guide Price
£190,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 5

6 Week Completion Available
**5 Ingleton Road, Edmonton,
London N18 2RX**

*Guide Price
£200,000+

A Two Bedroom Mid Terrace House Offered with Vacant Possession

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Pymmes Park are within easy reach. Transport links are provided by White Hart Lane overground station and Meridian Water rail station.

Description

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

EPC Rating D

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 6

51 Castle Road, Chatham,
Kent ME4 5HQ*Guide Price
£65,000+**A Vacant Five Room End of Terrace House****Tenure**

Freehold

Location

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

Description

The property comprises a five room end of terrace house arranged over lower ground, ground and one upper floor. The property requires a program of refurbishment.

Accommodation**Lower Ground Floor**

Reception Room
Kitchen
Bathroom

Ground Floor

Three Rooms

First Floor

Two Rooms

Exterior

The property benefits from a rear garden.



LOT 7

159 Harrow Crescent, Romford,
Essex RM3 7AP*Guide Price
£200,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Reception Room
Kitchen/Diner
Conservatory

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 8

By Order of the Mortgagees in Possession
**315 Bath Road, Slough,
Buckinghamshire SL1 5PR**

*Guide Price
£290,000+

A Four Bedroom End of Terrace HMO Part Let Producing £24,600 Per Annum

Tenure

Freehold

Location

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

Tenancy

Three of the four rooms are let on individual tenancies producing a combined income of £24,600 Per Annum. Please refer to the legal pack for further details.

EPC Rating C

Description

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

Accommodation

Ground Floor

Bedroom with En-suite
Reception Room
Kitchen/Diner
Two Shower rooms

First Floor

Three Bedrooms (Two with En-Suite)

Exterior

The property benefits from a rear garden and storage yard.



LOT 9

**31 Bull Road, Stratford,
London E15 3HQ**

*Guide Price
£295,000+

A Vacant Two Bedroom Mid Terrace 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 Stratford Park are within easy reach. Transport links are provided by West Ham underground station (Circle, District, Hammersmith and Jubilee line) and Stratford International rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Utility Room
Separate WC

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 10

6 Week Completion Available
33 Brookend Road, Sidcup,
Kent DA15 8BE

*Guide Price
£270,000+

A Vacant Three Bedroom End of Terrace House

Location

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

Description

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

EPC Rating E

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen (not fitted)

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens



LOT 11

5 Amersham Road, Croydon,
Surrey CR0 2QJ

*Guide Price
£260,000+

A Vacant Two Bedroom Mid Terrace House. Potential for Rear and 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 Whitehorse Road Recreation Ground are within easy reach. Transport links are provided by Northwood Junction overground station and Selhurst rail station.

Description

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

Note

All of the windows and doors have been replaced with double glazing, there is gas central heating system, the property has recently been rewired.

EPC Rating D

Accommodation

Ground Floor

Reception Room
Dining Room
Kitchen

First Floor

Two Bedroom
Bathroom

Exterior

The property benefits from a rear garden.



LOT 12

6 Week Completion Available
**3 Langetts Road, Coleford,
Gloucestershire GL16 8BT**

*Guide Price
£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 Bells Field are within easy reach. Transport links are provided by Abergavenny rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 12A

**12 Raglan Road, Bromley,
Kent BR2 9NW**

*Guide Price
£320,000+

A Vacant Three Bedroom Mid Terraced House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 13

9 Dialmead, Ridge, Potters Bar,
Hertfordshire EN6 3LJ

*Guide Price
£275,000+

A Vacant Three Bedroom End of Terrace House. Potential for Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Conservatory

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating E



LOT 14

By Order of the Executors
51 Hillview, Bicknacre, Chelmsford,
Essex CM3 4XD

*Guide Price
£290,000+

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 Priory Fields are within easy reach. Transport links are provided by South Woodham Ferrers rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Separate WC

First Floor

Four Bedrooms
Bathroom
Shower Room

Exterior

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



LOT 15

51 Morden Hill, Lewisham,
London SE13 7NP

*Guide Price
£450,000+

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 15A

6 Week Completion Available
Flat 16, Grangewood, 48-50 Upper Richmond Road,
Putney, London SW15 2RN

*Guide Price
£235,000+

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1977 (thus approximately **77 years unexpired**).

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 third floor one bedroom flat situated within a purpose built block arranging over ground and three upper floors.

EPC Rating C

Accommodation

Third Floor

Reception Room with Open-Plan
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from allocated parking.



LOT 16

**7 Clements Road, Ramsgate,
Kent CT12 6UL*****Guide Price
£125,000+****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 Ellington Park are within easy reach. Transport links are provided by Ramsgate rail station.

Description

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

EPC Rating D**Accommodation**
Ground FloorTwo Reception Rooms
Kitchen**First Floor**Two Bedrooms
Bathroom**Exterior**

The property benefits from both front and rear gardens.



LOT 17

**210 Berwick Avenue, Hayes,
Middlesex UB4 0NJ*****Guide Price
£125,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 2002 (thus approximately 77 years unexpired).

Location

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

Description

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

Accommodation**First Floor**Reception Room
Kitchen (not fitted)
Two Bedrooms
Bathroom**EPC Rating G**

LOT 18

382 Ashley Road, Poole,
Dorset BH14 9DQ

*Guide Price
£350,000+

A Mid Terrace Building Arranged to Provide a Ground and First Floor Retail Unit. Fully Let to Peacocks Producing £45,000 Per Annum.

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities, nearby multiples include Pizza Hut, Waitrose and Boots. The open spaces of Alexandra Park are within easy reach. Transport links are provided by Parkstone rail station.

Description

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

Accommodation

Ground Floor

Shop Area

First Floor

Shop Area

Tenancy

The property is subject to a lease to Peacocks Stores Properties Limited for a term of 5 years expiring on the 28th March 2027 at a rent of £45,000 per annum. The 2025 break option was not exercised.

EPC Rating C



LOT 18A

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

*Guide Price
£280,000+

A Ground Floor Double Fronted Retail Unit Subject to a Lease Producing £28,500 Per Annum

Tenure

Part Freehold, Part 999 Year Long Leasehold - Please refer to the legal pack for further information.

Location

The property is situated on a mixed use 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.

Description

The property comprises a ground floor double fronted retail unit situated within a corner building arranged over ground and two upper floors.

Accommodation

Ground Floor

Restaurant Area

G.I.A. Approximately 844 sq ft

Tenancy

The property is subject to an FRI lease for a term of 15 years expiring 15th November 2031 at a rent of £28,500 per annum. Let to a long term occupier for over 10 years. Rent review in 2026.



LOT 19

6 Week Completion Available
238 Northwood Road, Thornton Heath,
Surrey CR7 8HT

*Guide Price
£130,000+

A Vacant First and Second Floor Three Bedroom Split Level Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 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 Grangewood Park are within easy reach. Transport links are provided by Norwood Junction overground station and rail station.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Three Bedrooms

Second Floor
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating F



LOT 20

253 Belper Road, Stanley Common, Ilkeston,
Derbyshire DE7 6FY

*Guide Price
£165,000+

A Vacant Three Bedroom Detached Chalet Bungalow. 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 Scargill Park are within easy reach. Transport links are provided by Ilkeston rail station.

Description

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

EPC Rating D

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom
Conservatory

First Floor
Two Bedrooms
Bathroom

Exterior

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



LOT 20A | 2 Harold Road, Sutton, Surrey SM1 4HZ

*Guide Price
£190,000+

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

Description

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

Accommodation

Ground Floor
reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from an outdoor WC and a rear garden.

EPC Rating F



LOT 21 | 21 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 Health Store 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 ancillary space.

Accommodation

Ground Floor
Retail Unit

First Floor

Retail Area

Second Floor

Retail Area

Tenancy

The ground floor is subject to a lease for a term of 10 years commencing 1st May 2023 at a rent of £32,000 per annum. There are 3 yearly rent reviews and a break clause in 2028.

The first and second floors are subject to a lease for a term of 15 years commencing 18th June 2018 at a rent of £17,000 per annum. There are 3 yearly rent reviews and break clauses.



LOT 22

8 Week Completion Available
22 St. John's Road, Battersea,
London SW11 1PN

*Guide Price
£1,100,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with Ancillary Space Above Fully Let Producing £89,350 Per Annum. Potential for Upwards Extension (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 McDonalds, TK Maxx and Waitrose. The open spaces of Clapham Common are within easy reach. Transport links are provided by Clapham Junction overground station and rail station.

Description

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

Accommodation

Ground Floor
Retail Area

First Floor

Ancillary Space

Tenancy

The property is let to Greggs Plc for a term of 10 years commencing 30th July 2017 at a rent of £89,350 per annum. The tenant did not serve their break option in 2022.

EPC Rating D



LOT 22A

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

*Guide Price
£225,000+

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 23

6 Week Completion Available
**8 Cooksbridge Road, Brighton,
East Sussex BN2 5HH**

*Guide Price
£280,000+

A Four Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £30,900 Per Annum (Reflecting a Gross Initial Yield of 11%)

Location

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

Description

The property comprises a four bedroom mid terrace house arranging over ground and first floors. The tenant is a Community Interest Company and has been in situ since the 17th September 2021

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 2 years commencing 18th April 2025 at a rent of £30,900 per annum.

EPC Rating C

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
WC

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 23A

5 Week Completion Available
**6 Avery Court, Avery Way, Allhallows, Rochester,
Kent ME3 9QL**

*Guide Price
£35,000+

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 999 year lease from 24th June 1960 (thus approximately **934 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Allhallows Beach are within easy reach. Transport links are provided by the M2.

EPC Rating E

Description

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

Accommodation

First Floor
Studio Room
Kitchen
Bathroom

Exterior

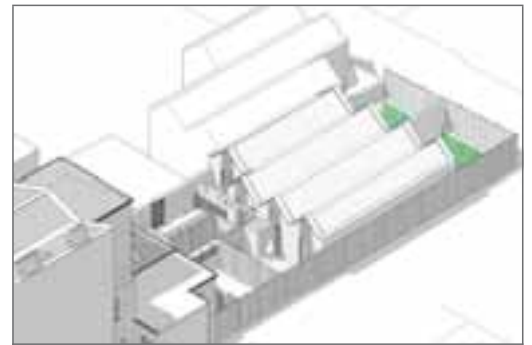
The property benefits from a balcony.



LOT 24

Land to the Rear of 262 & 264 Regents Park Road,
Finchley, London N3 3HN

*Guide Price
£450,000+



A Plot of Land Measuring Approximately 181 sq m (1,948 sq ft). Offered With Planning Permission to Erect Two Duplex Flats

Location

The land is situated to the rear of Regent Park Road adjacent to the Spencer Courtyard development. Stephens House & Gardens and local retail amenities are also within close proximity. Transport links are provided by Finchley Central underground station (northern line).

Planning

Barnet Borough Council granted the following planning permission (ref: 24/2841/FUL) on 22nd August 2024 : 'Erection of single storey over basement building accommodating two flats, associated landscaping, amenity space, secure refuse and recycling and cycling storage'.

Tenure

Freehold

Description

The lot comprises a development site with planning permission granted measuring approximately 181 sq m (1,948 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.



Next auction: 28th & 29th May 2025

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LOT 25

6 Week Completion Available
Flat 43 Jessop Court, 2 Brindley Place, Uxbridge, Middlesex UB8 2FA

*Guide Price
£165,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor

Open Plan Kitchen / Reception Room
Bedroom
Bathroom

Exterior

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

EPC Rating B



LOT 25A

14 Spencer Road, Chiswick,
London W4 3SN

*Guide Price
£1,100,000+



A Detached Building Arranged to Provide Four Flats (1 x Two Bedrooms, 3 x One Bedroom) Part Let Producing £10,584 Per Annum

Tenure
Freehold

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

Description
The property comprises a detached building arranged to provide four flats (1 x two bedrooms, 3 x one bedrooms) over lower ground, ground and two upper floors.

Tenancy
Flat 2 is subject to a regulated tenancy at a rent of £882 per calendar month.

Accommodation
Lower Ground Floor
Basement
G.I.A. Approximately 21 sq m/ 233 sq ft

Flat 1 - Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
G.I.A. Approximately 94 sq m/ 1,014 sq ft

Flat 2 - First Floor
Reception Room
Kitchen
Bedroom
Bathroom
G.I.A. Approximately 54 sq m/ 590 sq ft

Flat 3 - First Floor
Reception Room
Kitchen
Bedroom
Bathroom
G.I.A. Approximately 54 sq m/ 590 sq ft

Flat 4 - Second Floor
Reception Room
Kitchen
Bedroom
Bathroom
Separate WC
G.I.A. Approximately 63 sq m/ 725 sq ft

Total G.I.A. Approximately 286 sq m/ 3,078 sq ft

LOT 26

279 Moorfield, Harlow,
Essex CM18 7QW

*Guide Price
£50,000-£100,000

A Vacant Ground Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Harlow Woods are within easy reach. Transport links are provided by Roydon rail station and the A1169.

Description

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

Note

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

EPC Rating C

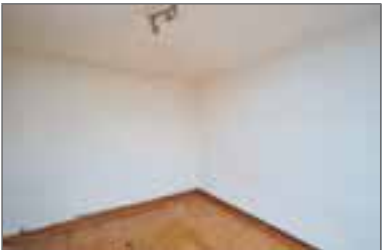
Tenure

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom (There is no window in the bedroom)
Bathroom



LOT 27

Flat 9 Klara Court, 130 Haverstock Hill, Belsize Park,
London NW3 2AY

*Guide Price
£450,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2002 (approximately 102 years unexpired).

Location

The property is situated on a residential 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 Kentish Town rail station.

EPC Rating E

Description

The property comprises a third floor two bedroom flat situated within a semi detached building arranging over lower ground, ground and three upper floors.

Accommodation

Third Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.



LOT 28

Flat 19 Water Gardens, 49-51 Wellington Road, Bournemouth, Dorset BH8 8JJ

*Guide Price
£95,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Share of Freehold. The property is held on a 999 year lease from 25th March 1973 (thus approximately **947 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

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

EPC Rating C



LOT 28A

6 Week Completion Available Land and Building Adjacent to 22 Danbury Close, Romford, Essex RM6 5HU

*Guide Price
£65,000+

A Plot of Land Measuring Approximately 140 sq m (1,507 sq ft). Offered With Planning Permission to Demolish the Existing Single Storey Side Extension to Erect a Two Bedroom House

Location

The lot is situated on a residential road close to local shops and amenities. The open spaces of Marks Gate Open Space are within easy reach. Transport links are provided by Newbury Park underground station (Central line) and Romford rail station.

Planning

Barking & Dagenham Borough Council granted the following planning permission (ref:25/00124/FULL) on 19th march 2025 : 'Demolition of the single storey side extension and the construction of a 2 storey side extension to create a 2bed 3 person dwelling with associated private amenity, vehicle parking, bicycle store and waste store'.

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 140 sq m (1,507 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 29

By Order of a Housing Association
60A Preston Road, Westcliff-on-Sea,
Essex SS0 7ND

*Guide Price
£165,000+

A Vacant First Floor Two Bedroom Flat with Additional Loft Space

Location

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

Description

The property comprises a first floor two bedroom flat with access to a large second floor loft room situated within a semi detached building arranging over ground, first and second floors.

EPC Rating D

Tenure

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Second Floor
Loft Space

On the Instructions of



LOT 30

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

*Guide Price
£460,000+

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.

EPC Rating F

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 30A

5 Week Completion Available

39 Cunningham Crescent, Bournemouth,
Dorset BH11 8DR

*Guide Price
£155,000+

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 Moore Avenue Park are within easy reach. Transport links are provided by Bournemouth rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom (Not Fitted)
Separate WC

Exterior

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

EPC Rating D



LOT 31

Flat 8 Tern Court, Tern Way, Brentwood,
Essex CM14 5NZ

*Guide Price
£100,000+

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



Next auction: 28th & 29th May 2025

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LOT 32

335 High Town Road, Luton, Bedfordshire LU2 0DB

*Guide Price
£300,000+

A Mid Terrace Building Arranged to Provide Six Self-Contained Letting Rooms Fully Let Producing £34,416 Per Annum

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.

Description
The property comprises a mid terrace building arranged to provide six letting rooms over ground and first floors.

Accommodation
Ground Floor
Three Letting Rooms each with Kitchenette and En-Suite

First Floor
Three Letting Rooms each with Kitchenette and En-Suite

Tenancy
The six letting rooms are subject to individual tenancies at a combined rent of £34,416 per annum. We have been advised that the estimated rental value is approximately £50,000 per annum (Source: LHA Rate).



LOT 32A | 274A Westmount Road, Eltham, London SE9 1YA

*Guide Price
£110,000+

A Vacant First Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 97 year lease from 25th March 1956 (thus approximately **27 years unexpired**).

Location

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

Description

The property comprises a first floor two bedroom maisonette situated within a semi detached building arranging 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 33 | 25 Linstead Road, Farnborough, Hampshire GU14 9HH

*Guide Price
£340,000+

A Vacant Three Bedroom Detached House

Tenure

Freehold

Location

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

Description

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

EPC Rating C

Accommodation

Ground Floor

Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 34

The Farmhouse Black Barn Farm, Aston Sandford,
Aylesbury, Buckinghamshire HP17 8NG

*Guide Price
£850,000+



A Vacant Four Bedroom Detached Contemporary Farmhouse, Set on a Generous Plot Extending to Approximately 6.05 Acres

Tenure

Freehold

Location

Aston Sandford is a peaceful village set in the Buckinghamshire countryside, just a short drive from Aylesbury. It offers a quiet rural setting with easy access to local amenities, shops, and schools. Transport links are excellent, with Haddenham & Thame Parkway station providing direct trains to London Marylebone in under an hour. The M40 is also nearby for road connections. The surrounding countryside and Chiltern Hills offer great outdoor recreational opportunities.

Description

The property consists of a four bedroom detached house, arranged over three levels, and is set within a substantial plot of land extending to approximately 6.05 acres (24,481 sq m / 263,508 sq ft).

Exterior

The property is set within expansive grounds, featuring a garden, a private fishing lake, and paddocks. Additionally, it includes a substantial five-car garage block and ample off-street parking.

Accommodation

Lower Ground Floor

Wine Cellar

Ground Floor

Reception Room
Open-Plan Kitchen / Dining Room
Gym
Utility Room
Plant Room
WC

First Floor

Four Bedrooms (All with En-Suite)

LOT 34A

24 Luton Road, Chatham,
Kent ME4 5AA*Guide Price
£105,000+**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Shop and a Three Bedroom Split Level Flat. Potential for Re-Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide a ground floor shop and a three bedroom split level flat all arranging over lower ground, ground and two upper floors.

Note

We understand there may be potential to convert the existing property into 3 flats and to develop to the rear of the property (subject to obtaining all relevant consents).

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

Through Reception Room
Kitchen
Bathroom (Not fitted)

Ground Floor

Retail Unit

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

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



LOT 35

31 Druitt Road, Christchurch,
Dorset BH23 3DW*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 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 35A | 95 Denman Drive, Ashford, Middlesex TW15 2AP

*Guide Price
£450,000+

A Semi Detached Building Arranged to Provide Four Flats (3 x Studio, 1 x Two Bedroom) Fully Let Producing £46,320 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a semi detached building arranged to provide four flats (3 x studio, 1 x two bedroom) arranged over ground and first floors.

Tenancy

The property is subject to individual tenancies at a rent of £46,320 per annum. Rent reviews are due.

EPC Rating E

Accommodation

Ground Floor

Flat 1

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

Flat 2

Studio Room
Bathroom

First Floor

Flat 3

Studio Room
Bathroom

Flat 4

Studio Room
Bathroom

Exterior

The ground floor two bedroom flat benefits from a private garden.



LOT 36 | 231 North Road West, Plymouth, Devon PL1 5DQ

*Guide Price
£80,000+

A Vacant End of Terrace Six Room Building. Potential for Redevelopment (Subject to Obtaining all Necessary Consents)

Tenure

Freehold

Location

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

Description

The property comprises an end of terrace building arranged to provide a six room building arranged over ground and two upper floors.

Accommodation

Ground Floor

Bar/Lounge Area
Room
Storage Room
Cellar
WC's

First Floor

Reception Room
Kitchen

Second Floor

Reception Room
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a garage.



LOT **37**

6 Week Completion Available
13 Rock Road, Peterborough,
Cambridgeshire PE1 3BU

*Guide Price
£95,000+

A Vacant Two Bedroom Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

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



LOT **37A**

6 Week Completion Available
194 Hainault Avenue, Westcliff-on-Sea,
Essex SS0 9EX

*Guide Price
£75,000+

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

Description

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

EPC Rating E

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 1972 (thus approximately **45 years unexpired**).

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 38

6 Week Completion Available
**4 Greenfield Close, Tunbridge Wells,
Kent TN4 8TS**

*Guide Price
£150,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 38A

6 Week Completion Available
**8B Anerley Road, Westcliff-on-Sea,
Essex SS0 7HH**

*Guide Price
£55,000+

**A Ground Floor Studio Flat Subject to an Assured Shorthold
Tenancy Producing £6,600 Per Annum**

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor

Studio Room
Kitchen
Bathroom

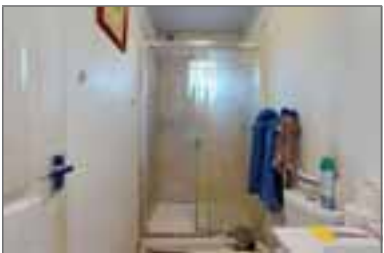
Exterior

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £550 per calendar month with a rent increase on the 25th May 2025 to £660 per calendar month.

EPC Rating E



LOT 39

181 Brighton Road, South Croydon,
Surrey CR2 6EG

*Guide Price
£675,000+



A Mid Terrace Building Arranged to Provide a Lower Ground and Ground Floor Retail Unit (B1/D1 use), a One Bedroom Flat and Two Flats on the Upper Parts (1 x One Bedroom, 1 x Two Bedroom) Part Let Producing £43,200 Per Annum. The Property has an Estimated Rental Value (ERV) of £68,200.

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide a lower ground and ground floor retail unit, a ground floor flat and two flats on the upper parts.

Tenancy

The property is subject to a individual tenancies at a rent of £43,200 per annum.

We have been advised that the ground floor retail unit was previously let for £25,000 per annum.

Exterior

The property benefits from a rear yard. The retail unit benefits from off street parking.

Accommodation

Lower Ground Floor
Retail Unit

Ground Floor
Retail Unit
One Bedroom Flat

First Floor
Two Bedroom Flat

Second Floor
One Bedroom Flat

LOT 40

Flat 21 Brook Lodge, North Circular Road, Golders Green, London NW11 9LG

*Guide Price
£250,000+

A Third Floor Five Room Flat Subject to an Assured Shorthold Tenancy Producing £36,000 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term at a rent of £3,000 per calendar month.

EPC Rating E

Tenure

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

Accommodation

Third Floor

Five Rooms
Kitchen
Bathroom
Separate WC

Exterior

The property benefits from a balcony.



LOT 41

Flat 3, 26 Bank Street, Ashford, Kent TN23 1BE

*Guide Price
£55,000+

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 2007 (thus approximately **107 years unexpired**).

Location

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

Description

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

EPC Rating E

Accommodation

Second Floor

Reception Room
Kitchen
Bedroom
Bathroom

Note

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

Joint Auctioneers

HAMMERED



LOT 41A

Flat 4, 26 Bank Street, Ashford,
Kent TN23 1BE*Guide Price
£45,000+**A Vacant Second Floor Studio Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 25th December 2007 (thus approximately 107 years unexpired).

Location

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

Description

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

Accommodation

Second Floor
Studio Room
Bathroom

Note

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

EPC Rating D**Joint Auctioneers****HAMMERED**

LOT 42

6 Week Completion Available

2 Wicks Row, St Marks Road, Holbeach St Marks,
Spalding, Lincolnshire PE12 8DZ*Guide Price
£50,000+**A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. There are multiple green open spaces that are within easy reach. Transport links are provided by the A17 to the south.

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 both front and rear gardens.



LOT 43

Trinity House, 18-20 Kingsley Road, Northampton,
Northamptonshire NN2 7BL

*Guide Price
£1,700,000+



A Substantial Vacant Mid Terrace Former Care Home Comprising of Twenty Seven Self-Contained Units.

Tenure
Freehold

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

Description
The property comprises a substantial mid terrace former care home comprising of twenty seven self-contained units arranging over ground and first floors.

Tenancy
The vendor has advised the property has an estimated rental value fo £187,000 per annum.

Accommodation
Lower Ground Floor
Basement Storage Areas

Ground Floor
Thirteen Units
Communal Reception Room
Two Communal Kitchens
Staff Room
Sun Room
Two Communal WC's

First Floor
Thirteen Units
Communal Kitchen
Communal WC

Second Floor
Unit
Meeting Room
Office

Exterior
The property benefits from allocated parking for 8 cars and communal gardens.

LOT 44

**Vaudeville Court, 24 St. Thomas's Road, Finsbury Park,
London N4 2QG*****Guide Price
£365,000+****A Vacant Fifth Floor Two Bedroom Flat****Location**

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

Description

The property comprises a fifth floor two 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 29th September 2015 (thus approximately **115 years unexpired**).

Accommodation

Fifth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
WC

Exterior

The property benefits from a balcony.



LOT 44A

**Flat 3, 2 Buxton Road, Willesden,
London NW2 5BJ*****Guide Price
£90,000+****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 St James Park are within easy reach. Transport links are provided by Walthamstow Central underground station (Victoria line) and Lea Bridge rail station.

Description

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

Tenure

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

Accommodation

First Floor
Studio Room
Bathroom



LOT 45

122 Churchfields Road, Beckenham,
Kent BR3 4QZ

*Guide Price
£365,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. Churchfields Primary School is also nearby. The open spaces of Churchfields Recreation Ground are within easy reach. Transport links are provided by Penge West overground station and Clock House rail station.

Description

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

Accommodation

Ground Floor

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

First Floor

Three Bedrooms
Bathroom

Second Floor

Loft Space

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 45A

9 Yonder Hill Cottages, Chard Junction, Chard,
Somerset TA20 4QP

*Guide Price
£125,000+

A Vacant Three 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 Forde Abbey and Gardens are within easy reach. Transport links are provided by Axminster 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 and off street parking.

EPC Rating F



LOT 46

6 Week Completion Available

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

*Guide Price
£80,000+

A Vacant Second Floor One Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

Second Floor
Reception Rom/Kitchen
Bedroom
Bathroom

EPC Rating F



LOT 47

**13 Mallards Court, Hangar Ruding, Watford,
Hertfordshire WD19 5BQ**

*Guide Price
£150,000+

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 Merry Hill Wood are within easy reach. Transport links are provided by Carpenders Park overground station (Lioness line) and Bushey 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. The property requires a program of refurbishment.

EPC Rating C

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1973 (thus approximately **48 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal garden.



LOT 47A | 107 Wickham Lane, Plumstead, London SE2 0XW

*Guide Price
£340,000+

A Vacant Three Bedroom End of Terrace House Situated on a Plot of Land Measuring Approximately 296 sq m (3,188 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 Winn's Common are within easy reach. Transport links are provided by Abbey Wood rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors situated on a plot of land measuring approximately 296 sq m (3,188 sq ft).

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from side and rear gardens.

EPC Rating D



LOT 48 | 86A Holly Hill Road, Erith, Kent DA8 1QD

*Guide Price
£175,000+

A Vacant First Floor Two Bedroom Maisonette

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 189 year lease from 25th March 1999 (thus approximately **163 years unexpired**).

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden



LOT 49

**142A & 142B Chesterfield Road, Ashford,
Surrey TW15 3PD***Guide Price
£325,000+**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 50

**230A Sydenham Road, Croydon,
Surrey CR0 2EB***Guide Price
£175,000+**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 50A | 137 Sullivan Way, Elstree, Hertfordshire WD6 3DQ

*Guide Price
£350,000+

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

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Elstree Hill Open Space are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Elstree & Borehamwood rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Conservatory

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 51 | 25 Ranskill Road, Borehamwood, Hertfordshire WD6 5EU

*Guide Price
£275,000+

A Vacant Two Bedroom End of Terrace House. Potential for Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 52

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 53

Flat 55 Carmel Court, 14 Holland Road, Manchester, Lancashire M8 4NP

*Guide Price

£35,000-£65,000**A Third Floor Flat Subject to an Assured Shorthold Tenancy Producing £7,800 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 third floor one bedroom flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation**Third Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens.

Tenancy

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

EPC Rating C

LOT 54

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

*Guide Price
£140,000+

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 55

8 Lanham Place, Basildon,
Essex SS13 1PX

*Guide Price
£75,000+

A First Floor Two Room 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 April 1981 (thus approximately **81 years unexpired**).

Location

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

Description

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

EPC Rating C

Accommodation

First Floor
Reception Room with Open-Plan Kitchen
Two Rooms
Bathroom

Tenancy

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

Current Rent Reserved £15,000 per annum



LOT 55A

2 Eastwood Avenue, March, Cambridgeshire PE15 9ND

*Guide Price
£140,000+

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 Smith's Park are within easy reach. Transport links are provided by March rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 56

6 Week Completion Available 12 Laxton Drive, Meden Vale, Mansfield, Nottinghamshire NG20 9QL

*Guide Price
£70,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from both front and rear gardens.

EPC Rating C



LOT 57

3 Eastfield Road, Dagenham,
Essex RM9 5XA

*Guide Price
£260,000+

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy 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 Pondfield Park are within easy reach. Transport links are provided by Dagenham Heathway underground station (District line) and Dagenham Dock rail station.

Tenancy

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

EPC Rating D

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

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



LOT 58

6 Week Completion Available
22 Sidney Road, Woodford Halse, Daventry,
Northamptonshire NN11 3RR

*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 Woodford Halse Nature Reserve are within easy reach. Transport links are provided by Banbury rail station.

Description

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

EPC Rating E

Accommodation

Lower Ground Floor

Kitchen
Basement Area

Ground Floor

Two Reception Rooms

First Floor

Two Bedrooms
Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.



LOT **58A**

**First Floor Flat, 27A Abbey Road, Belvedere,
Kent DA17 5DF**

*Guide Price
£100,000+

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

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 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 Lesnes Abbey Woods are within easy reach. Transport links are provided by Belvedere rail station.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT **59**

**23 Conquest Close, Hitchin,
Hertfordshire SG4 9DP**

*Guide Price
£445,000+

A Vacant Two Bedroom End of Terrace House. To the Rear is a Plot of Land Measuring Approximately 1,265 sq m (13,625 sq ft) with Lapsed Planning for the Erection of 2 x Two Bedroom Detached Bungalows.

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 Hitchin rail station.

Description

The property comprises a two bedroom end of terrace house arranged over ground and first floors. To the rear there is a plot of land measuring approximately 1,265 sq m (13,625 sq ft).

Exterior

The property benefits from both front and rear gardens.

EPC Rating D

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Note

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



LOT 60

6 Week Completion Available
11 Laburnum Street, Nottingham,
Nottinghamshire NG3 4NE

*Guide Price
£70,000+

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 Sycamore Park Play Area are within easy reach. Transport links are provided by Nottingham rail station.

Description

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

EPC Rating E

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 60A

Basement Flat 8 Percival Terrace, Dover,
Kent CT17 9SU

*Guide Price
£30,000+

A Vacant Lower Ground Floor Studio Garden Flat

Tenure

Leasehold. The property is held on a 125 year lease from 3rd May 1989 (thus approximately 89 years unexpired).

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.

Description

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

EPC Rating D

Accommodation

Lower Ground Floor

Studio Room
Kitchen
Bathroom

Exterior

The property benefits from a rear garden.



LOT 61

**31 Glenwood Grove, Kingsbury,
London NW9 8HL*****Guide Price
£495,000+****A Three Bedroom Semi Detached House****Tenure**

Freehold

Location

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

Exterior

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



LOT 62

**46 Woodland Way, Devizes,
Wiltshire SN10 5LB*****Guide Price
£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 Broadleas Wood are within easy reach. Transport links are provided by Melksham 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
WC

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating F

LOT 62A | 10 Maison Dieu Place, Dover, Kent CT16 1DX

*Guide Price
£95,000+

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 Pencester Gardens Park are within easy reach. Transport links are provided by Kearsney rail station.

Description

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

EPC Rating G

Accommodation

Ground Floor
Reception Room
Kitchen/Diner
Utility Room
WC

First Floor
Two Bedrooms

Second Floor
Two Bedrooms
Storage Room

Exterior

The property benefits from a rear garden.



LOT 63 | 57 Embassy Court, Kings Road, Brighton, East Sussex BN1 2PX

*Guide Price
£130,000+

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 64

**21 Russell Close, Crayford, Dartford,
Kent DA1 4PU*****Guide Price
£150,000+**

A Vacant One Bedroom Semi Detached Bungalow. Offered with Planning Permission for a Single Storey Rear Extension to Convert the Property to a Three Bedroom Bungalow. 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 Wilmot Park are within easy reach. Transport links are provided by Slade Green rail station.

Planning

Bexley Borough Council granted the following planning permission (ref: 25/00328/GPDE) on 1st April 2025: 'The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.50 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 3.00 metres'.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Proposed Accommodation**Ground Floor**

Reception Room with Open-Plan
Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating C

LOT 64A

**128 Tarring Road, Worthing,
West Sussex BN11 4HA*****Guide Price
£210,000+**

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 Victoria Park are within easy reach. Transport links are provided by Worthing rail station.

Description

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

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

Through Reception Room
Kitchen

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 65

99 Northolt Avenue, Bishop's Stortford,
Hertfordshire CM23 5DS

*Guide Price
£230,000+

A Vacant Three Bedroom End of Terrace House. Potential for
Extension (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

EPC Rating C



LOT 65A

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

*Guide Price
£225,000+

A Vacant First Floor Two Bedroom Flat

Description
The property comprises a first floor two bedroom flat above a commercial ground floor unit in a mixed-use building arranged over ground and first floors.

Accommodation
First Floor
Open Plan Reception/Kitchen
Two Bedrooms
Bathroom

EPC Rating D

Tenure
Leasehold. The property is to be held on a new 990 year lease from completion.

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 66

**670 Kenton Road, Harrow,
Middlesex HA3 9QN*****Guide Price
£120,000+****A Vacant First Floor Two Bedroom Maisonette****Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1958 (thus approximately **32 years unexpired**).

Location

The property is situated on a residential road close to Honeypot Lane and local shops and amenities. The open spaces of Queensbury Park are within easy reach. Transport links are provided by Kingsbury underground station (Jubilee line) and the M1.

Description

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

EPC Rating D**Accommodation****First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 67

**Flat 20 Corsica Hall, College Road, Seaford,
East Sussex BN25 1JX*****Guide Price
£130,000+****A Vacant Lower Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 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 Seaford Beach and The Salts Recreation Ground are within easy reach. Transport links are provided by Seaford rail station.

Description

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

Accommodation**Lower Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom
G.I.A Approximately 67 sq m (721 sq ft)

Exterior

The property benefits from a patio area and allocated parking.

EPC Rating D

LOT 68

6 Week Completion Available
40 St. Whites Road, Cinderford,
Gloucestershire GL14 3DG

*Guide Price
£60,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

Accommodation
Ground Floor
Three Rooms

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Linear Park are within easy reach. Transport links are provided by the A48.

First Floor
Three Bedrooms

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

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

EPC Rating G



LOT 68A

62 Magnolia Road, Southampton,
Hampshire SO19 7LH

*Guide Price
£110,000+

A Three Bedroom Semi Detached House

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen

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

First Floor
Three Bedrooms
Bathroom

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

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

EPC Rating D



LOT 69

58 Benets Road, Hornchurch, Essex RM11 3PU

*Guide Price
£325,000+

A Three Bedroom Mid Terrace 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 St Andrews Park are within easy reach. Transport links are provided by Upminster Bridge underground station (District line) and Upminster underground and overground station.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen/Diner

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from both front and rear gardens.

Note

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

EPC Rating D



LOT 70

Flat 46 Isobel House, Staines Road West, Sunbury-on-Thames, Middlesex TW16 7BD

*Guide Price
£110,000+

A Vacant Ninth Floor Three Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1966 (thus approximately 40 years unexpired).

Location

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

Description

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

Accommodation

Ninth Floor
Reception Room/Kitchen
Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private balcony and allocated parking.

EPC Rating D



LOT 70A | 14 Edinburgh Road, Brighton, East Sussex BN2 3HY

*Guide Price
£430,000+

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 71 | 14A Fernside Avenue, Mill Hill, London NW7 3BD

*Guide Price
£110,000+

A Vacant Ground Floor Studio Flat

Tenure

Freehold

Description

The property comprises a ground floor studio flat situated within a mid terrace building arranged over the ground floor.

Exterior

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

EPC Rating C

Location

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

Accommodation

Ground Floor

Studio Room
Bathroom



LOT 72

**77 Discovery Walk, Wapping,
London E1W 2JG***Guide Price
£695,000+**A Three Bedroom Mid Terrace House Subject to a Tenancy
Producing £26,400 Per Annum****Tenure**

Share of Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wapping Gardens are within easy reach. Transport links are provided by Tower Hill underground station (Circle and District lines) and Wapping overground station.

Description

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

Accommodation**Ground Floor**

Reception Room with Open Plan Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to a tenancy at a rent of £2,200 per calendar month.

EPC Rating D

LOT 72A

**22 Regent Road, Blackpool,
Lancashire FY1 4LY***Guide Price
£30,000-£90,000**A Vacant Ten Room Three Storey 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 Stanley Park are within easy reach. Transport links are provided by Blackpool North rail station.

Description

The property comprises a ten room, three storey, 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

Five Bedrooms

Second Floor

Three Bedrooms

Exterior

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

EPC Rating E

LOT 73

Flat 24 Rex House, Hampton Road West, Feltham,
Middlesex TW13 6AP

*Guide Price
£135,000+

A Vacant Sixth Floor Three Bedroom Flat

Location

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

Description

The property comprises a sixth floor three bedroom flat situated within a purpose built block arranging over ground and six upper floors. The property requires a program of refurbishment. The property benefits from a lift.

Tenure

Leasehold. The property is held on a 125 year lease from 14th June 1979 (thus approximately 79 years unexpired).

Accommodation

Sixth Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

EPC Rating D



LOT 74

Mezzanine Flat, 164 Fairbridge Road, Islington,
London N19 3HU

*Guide Price
£95,000+

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 999 year lease from 29th January 2007 (thus approximately 981 years unexpired).

Location

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

EPC Rating D

Description

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

Accommodation

First Floor
Studio Room with Kitchenette
Bathroom



LOT 75

Flat 13 Bond Apartments Perceval Square, College Road, Harrow, Middlesex HA1 1GW

*Guide Price
£300,000+

A Vacant Second Floor One Bedroom Flat

Tenure

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

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Harrow Recreation Ground are within easy reach. Transport links are provided by Harrow on the Hill underground (Metropolitan line) and rail stations.

EPC Rating B

Description

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

Accommodation

Second Floor
Reception Room with Open Plan Kitchen
Bedroom
Bathroom



LOT 75A

26 and 26A Westbury Road, New Malden, Surrey KT3 5BE

*Guide Price
£700,000+

A Vacant Detached Building Arranged to Provide 2 x Two Bedroom Flats. Potential to Convert into an HMO (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The property comprises a detached building arranged to provide 2 x two bedroom flats arranging over ground and first floors.

Accommodation

Ground Floor Flat
Reception Room
Kitchen
Two Bedrooms
Bathroom

First Floor Flat

Reception Room
Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a rear garden.



LOT 76

By Order of the Executors
14 Ottery Close, Southport,
Merseyside PR9 9GE

*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 Hesketh Park are within easy reach. Transport links are provided by Meols Cop rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

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



LOT 77

6 Week Completion Available
107 Layton Road, Blackpool,
Lancashire FY3 8HH

*Guide Price
£50,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating D



LOT 77A | 7 Wordsworth Road, Thatcham, Berkshire RG18 3FP

*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 six 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.

Location

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 78 | 208A London Road, Croydon, Surrey CR0 2TE

*Guide Price
£95,000+

A First Floor One Bedroom Flat. Offered with Vacant Possession

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1987 (thus approximately **61 years unexpired**).

Location

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

EPC Rating C

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 78A | Flat 12 Earls Court, The Mall, Dunstable, Bedfordshire LU5 4LB

*Guide Price
£75,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1982 (thus approximately **56 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Grove House Gardens are within easy reach. Transport links are provided by Luton DART Parkway rail station and the M1.

Description

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

Accommodation

Second Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal parking.

EPC Rating E



LOT 79 | 16A Alpha Road, Croydon, Surrey CR0 6TH

*Guide Price
£220,000+

A Vacant Two Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

EPC Rating F

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.



LOT 80

317 Cheney Manor Road, Swindon,
Wiltshire SN2 2PE*Guide Price
£130,000+**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 Shaw Forest Park are within easy reach. Transport links are provided by Swindon rail station.

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
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a garage to the rear with electrics & vehicular access and a rear garden.

Joint Auctioneers**HAMMERED**

LOT 80A

2 Church Walk, Childs Hill,
London NW2 2TJ*Guide Price
£385,000+**A Ground Floor Two Bedroom Flat. Offered with Vacant Possession****Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 2012 (thus approximately **112 years unexpired**).

Location

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

EPC Rating C

Description

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

Accommodation**Ground Floor**

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private patio garden.



LOT 81

By Order of the Executors
**Flat 3, 5 York Road, Bristol,
Avon BS6 5QB**

*Guide Price
£150,000+

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 15th April 1988 (thus approximately **962 years unexpired**).

Location

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

EPC Rating F

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 82

**10 Saxon Close, Brentwood,
Essex CM13 2EU**

*Guide Price
£180,000+

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 82A | 3 Hornsey Close, Coventry, West Midlands CV2 1JB

*Guide Price
£90,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

EPC Rating E

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 83 | 13D Grove Road, Southampton, Hampshire SO15 3HH

*Guide Price
£75,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £5,700 Per Annum

Tenure
Share of Freehold. The property is held on a 125 year lease from the 24th June 1990 (thus approximately 90 years unexpired).

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

Tenancy
The property is subject to an Assured Shorthold Tenancy at a rent of £475 per calendar month.

EPC Rating D

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom with En-Suite



LOT 84

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

*Guide Price
£700,000+

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 85

**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 **85A****38 Dracaena Crescent, Hayle,
Cornwall TR27 4EN***Guide Price
£150,000+**A Vacant Four Bedroom Detached House****Tenure**

Freehold

Location

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

Description

The property comprises a four bedroom detached house arranging 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 garden.

LOT **86****16 Raleigh Road, Penge,
London SE20 7JB***Guide Price
£450,000+**A Vacant Three Bedroom Mid Terrace House. Offered with
Planning Permission to Convert to a Four Bedroom HMO.****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 Penge West overground and rail stations.

Description

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

Planning

Bromley Borough Council granted the following planning permission (ref: 24/03607/FULL1) on 21st November 2024: 'Change of use from single dwellinghouse (Class C3) to 4 bedroom/5 person House in Multiple Occupation (HMO Class C4)'.

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Three Bedrooms (One with En-Suite)

Proposed 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.

EPC Rating D

LOT 87

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 88

108 North Hill, Highgate,
London N6 4RL

*Guide Price
£500,000+

A Three Bedroom End of Terrace House. Offered With Planning Permission for a Single Storey Rear Extension

Tenure
Freehold

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

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

Planning
Haringey Borough Council granted the following planning permission (ref: PP-13540249) on 6th January 2025 : 'Single storey rear extension with two rooflights'.

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms
Shower Room

Proposed Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

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

Exterior
The property benefits from a rear garden.

EPC Rating E



LOT 89

Flat 10 Foley Hall, 58-60 London Road, Reading, Berkshire RG1 5AS***Guide Price
£65,000+**

A Vacant Second Floor Studio Flat. ERV based on the Local Housing Allowance (LHA) Rate is £10,172.24 per annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).

Location

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

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2008 (thus approximately **107 years unexpired**).

Accommodation**Second Floor**

Studio Room with Kitchenette
Bathroom

EPC Rating D

LOT 90

36 Almeys Lane, Earl Shilton, Leicester, Leicestershire LE9 7AJ***Guide Price
£80,000-£120,000**

An End of Terrace Building Arranged to Provide 2 x One Bedroom Flats Fully Let 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 Queen Elizabeth II Hall Field are within easy reach. Transport links are provided by Hinckley rail station.

Description

The property comprises a end of terrace building arranged to provide 2 x one bedroom flats.

Tenancy

The flats are subject to individual tenancies at a combined rent of £7,800 per annum.

Accommodation**Ground Floor Flat**

Reception Room
Kitchen
Bedroom
Bathroom

First Floor Flat

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

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

EPC Rating E

LOT 90A | 16 Blithfield Walk, Denton, Manchester, Lancashire M34 6JH

*Guide Price
£110,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £12,000 Per Annum

Location

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

Description

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

Tenancy

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

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedroom
Bathroom

Exterior

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



LATE ENTRY



LOT 91 | 75 Knollys Road, Streatham, London SW16 2JN

*Guide Price
£450,000+

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 92

**96 Townley Road, Wakefield,
West Yorkshire WF2 8EG*****Guide Price
£95,000+****A Four Bedroom Semi Detached HMO Fully Let Producing
£22,308 Per Annum****Tenure**
Freehold**Location**

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

Description

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

Tenancy

The four bedrooms are subject to individual tenancies at a combined rent of £22,308 per annum. Please refer to the legal pack for further information.

Accommodation

Ground Floor
Communal Reception
Room/Kitchen
Bedroom

First Floor

Three Bedrooms (One With En-Suite Bathroom)
Communal Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating C**Joint Auctioneers****HAMMERED**

LOT 93

**Flat 2, 34 Langney Road, Eastbourne,
East Sussex BN21 3JP*****Guide Price
£60,000+****A Vacant First Floor One Bedroom Flat****Location**

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

Description

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

EPC Rating D**Tenure**

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

Accommodation

First Floor
Reception Room/Kitchen
Bedroom
Bathroom
Separate WC



LOT 94

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

*Guide Price
£75,000+

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 95

121-127A Rowlands Road / 76-80 Heene Road, Worthing,
West Sussex BN11 3LA

*Guide Price
£150,000+

A Substantial Corner Parade Comprising of Six Ground Floor Retail Units and Three First Floor Flats. Three of the Ground Floor Units are Subject to Leases at a Combined Rent of £18,000 Per Annum. The Three Remaining Ground Floor Retail Units and The Three First Floor Flats are all Sold Off on Long Leases.

Location

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

Tenancy

Three of the commercial units are subject to individual leases at a combined rent of £18,000 per annum. Please refer to the legal pack for further information.

The remaining three retail units are all sold off on 999 year leases. The three flats are all sold off on a 174 year lease from 24th June 1991.

Tenure

Freehold

Description

The property comprises a substantial corner building comprising of six ground floor retail units and three first floor flats.

Accommodation

Ground Floor

Six Retail Units

First Floor

Three Flats (Not Inspected)



LOT **95A****67 Main Street, Sedgeberrow, Evesham,
Worcestershire WR11 7UE*****Guide Price
£155,000+****A Vacant Three Bedroom Detached House****Tenure**

Freehold

Location

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

Description

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

EPC Rating F**Accommodation****Ground Floor**

Reception Room
Kitchen
Bathroom
Conservatory

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.

LOT **96****Flat 3, 23 Dragon Parade, Harrogate,
North Yorkshire HG1 5DG*****Guide Price
£110,000+****A Vacant Second and Third Floor One Bedroom Split Level Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 15th June 1984 (thus approximately **958 years unexpired**).

Location

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

Accommodation**Second Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Third Floor

Loft Room

EPC Rating C

LOT 97

391 Old London Road, Hastings,
East Sussex TN35 5BD

*Guide Price
£150,000+



A Vacant Substantial Semi Detached Building Arranged to Provide a Lower Ground and Ground Floor Former Public House with a First and Second Floor Six Bedroom Split Level Flat. Offered with Planning Permission to Convert the Building to Provide Five Flats (2 x Three Bedrooms, 2 x Two Bedrooms, 1 x One Bedroom).

Tenure

Freehold

Location

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

Description

The property comprises a substantial semi detached building arranged to provide a lower ground and ground floor former public house with a first and second floor six bedroom split level flat.

EPC Rating F

Accommodation

Lower Ground Floor

Cellar
Storage Room

Ground Floor

Bar Area
Kitchen
WC's
Store Rooms

First Floor

Four Bedrooms
Bathroom
Separate WC

Second Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

Planning

Hastings Borough Council granted the following planning permission (ref: HS/FA/22/00965) on 18th April 2023: 'Proposed extensions, improvements and conversion of redundant building to create 5no. residential units'.

Proposed Accommodation

Lower Ground Floor

Storage Area

Ground Floor

2 x Two Bedroom Flats
One Bedroom Flat
G.I.A Approximately 178 sq m/ 1,915 sq ft

First and Second Floors

2 x Three Bedroom Split Level Flats
G.I.A Approximately 212 sq m/ 2,281 sq ft

LOT 98

**55B High Street North, Dunstable,
Bedfordshire LU6 1JF*****Guide Price
£50,000+****A Vacant Second Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 2000 (thus approximately 74 years unexpired).

Location

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

EPC Rating C**Description**

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

Accommodation

Second Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 99

**An 8 Week Completion Available
9 London Road, Newbury,
West Berkshire RG14 1JL*****Guide Price
£170,000+****A Vacant Three Storey Mid Terrace Grade II Listed Building
Offered With Planning Permission to Convert into Three Self-
Contained Flats (3 x One Beds)****Location**

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

Planning

West Berkshire Borough Council granted the following planning permission (ref: 23/01423/FUL) on 6th June 2024 : 'The Change of Use from offices (Use Class E) to provide 15 residential units (Use Class C3) with associated works.'

Note

The building is part of a larger site but has it's own entrance, the main site is currently under development for conversion into 12 self-contained units. The developer is open to discussions and is offering the possibility of a build-and-handover turnkey option, with terms to be agreed upon separately.

Tenure

Freehold

Description

The property comprises a nine room mid terrace Grade II listed building arranging over ground and two upper floors. The property is currently in shell condition.

Accommodation

Ground Floor
Three Rooms

First Floor
Three Rooms

Second Floor
Three Rooms

Proposed Accommodation

Ground Floor
One Bedroom Self- Contained Flat

First Floor
One Bedroom Self- Contained Flat

Second Floor
One Bedroom Self- Contained Flat

The property is VAT applicable.



LOT 100

20 Royston Court, Potton, Sandy,
Bedfordshire SG19 2NJ

*Guide Price
£90,000+

A Vacant Second Floor Four Bedroom Flat. ERV based on the Local Housing Allowance (LHA) Rate is £15,557.36 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 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.

EPC Rating D

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 100A

62 Lincoln Road, Stevenage,
Hertfordshire SG1 4PL

*Guide Price
£50,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 114 year lease from 14th February 2000 (thus approximately **88 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 101

**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 102

**11 Grove Avenue, Beeston, Nottingham,
Nottinghamshire NG9 4ED***Guide Price
£280,000-£330,000**A Vacant Detached Bungalow with Planning to Create a 2,800 sq ft Four-Bedroom Chalet Bungalow.****Tenure**

Freehold

Location

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

Description

The property comprises a detached two bedroom bungalow with full planning permission granted to extend and convert into a spacious four-bedroom chalet bungalow arranged over the ground floor.

Planning

Broxtowe Borough Council granted the following planning permission (ref: 24/00248/FUL) on 19th November 2024: 'Raise height of roof and construct two storey side extension with dormers to front and rear to facilitate formation of living accommodation to first floor'.

Accommodation**Ground Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Proposed Accommodation**Ground Floor**

Reception Room with Open-Plan
Kitchen
Snug
Bedroom
Study
Utility Room
WC

First Floor

Three Bedrooms (Two with En-Suites)
Bathroom

Proposed Accommodation Exterior

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

EPC Rating B

LOT **102A**

**Flat 6 Sandhurst House, 56 Upland Road, South Croydon,
Surrey CR2 6RE**

*Guide Price
£130,000-£160,000

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

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2016 (thus approximately **115 years unexpired**).

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 Sanderstead rail station.

EPC Rating C

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

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



LOT **103**

**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 104

**35 West Road, Mexborough,
South Yorkshire S64 9NL***Guide Price
£70,000+

A Freehold Detached Building Arranged to Provide Six Letting Rooms Part Let Producing £8,064 Per Annum. Estimated Rental Value of Circa £30,516.72 Per Annum Once Fully Let (Source: LHA Rate). 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 105

**190 Exeter Street, Plymouth,
Devon PL4 0NQ***Guide Price
£50,000+

A Freehold Mid Terrace Building Arranged to Provide a Vacant Ground Floor Shop and a First and Second Floor Split Level Flat (Sold Off)

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide a ground floor shop and a first and second floor split level flat.

Tenancy

The first and second floor flat is sold of on a 999 year lease.

Accommodation**Ground Floor**

Shop Area

G.I.A. Approximately 1,051 sq ft

EPC Rating C

LOT 105A

190A Exeter Street, Plymouth,
Devon PL4 0NQ

*Guide Price
£50,000+

A Vacant First and Second Floor Two Bedroom Split Level Maisonette

Tenure

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

Location

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

Description

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

Accommodation

First and Second Floor

Reception Room

Kitchen

Two Bedrooms

Bathroom

EPC Rating D



LOT 106

6 Week Completion Available
110 Roseholme, Maidstone,
Kent ME16 8DS

*Guide Price
£80,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st March 1962 (thus approximately **936 years unexpired**).

Location

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

EPC Rating G

Description

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

Accommodation

Second Floor

Reception Room

Kitchen

Two Bedrooms

Bathroom



LOT 107

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 arranging 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

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LOT 108

By Order of the Executors
774 Kenton Lane, Harrow,
Middlesex HA3 6AF

*Guide Price
£500,000+

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 109

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

*Guide Price
£495,000+

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 110

**Flat 14 Hudson House, Hortensia Road, Chelsea,
London SW10 0QR*****Guide Price
£425,000+****A Well Located First Floor One Bedroom Flat Subject to a
Periodic Tenancy Producing £27,600 Per Annum****Tenure**

Leasehold. The property is held on a 999 year lease from the 25th March 1991 (thus approximately 965 years unexpired).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Bedroom with En-Suite
Separate WC

Exterior

The property benefits from a balcony,

Tenancy

The property is subject to a Periodic Tenancy since 04/11/2009 at a rent of £2,300 per calendar month.

EPC Rating C**On the Instructions of**

LOT 111

**103 Heron Hill, Belvedere,
Kent DA17 5HJ*****Guide Price
£220,000+****A Vacant Two Bedroom Semi Detached Bungalow****Tenure**

Freehold

Location

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

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

Exterior

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



LOT 112

Green Acres Park, Ropers Gate, Gedney, Spalding, Lincolnshire PE12 0GA

*Guide Price
£600,000+



A Substantial Land Site Measuring Approximately 3.4 Acres (13,746 sq m/ 147,961 sq ft) with Planning Consents for Pitches to Provide Sixteen Mobile Home/Twin Unit Chalets with Tourers. Further Planning is Pending for an Additional 16 x Mobile Home/Twin Unit Chalets to Provide a Total of 32.

Location

The site is situated in a semi-rural location not far from local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A17 to the south.

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 site comprises a two roughly rectangular shaped partially paved plots of land measuring approximately 3.4 acres combined (13,746 sq m/ 147,961 sq ft) with services including electric, water and drainage.

Accommodation

- The planning permits the site to be divided into eight plots and consents for:
- 16 x Mobile Home/Twin Unit Chalets
 - 16 x Tourers
 - 11 x Sheds
 - 10 x Gardens
 - 10 x Parking
 - 10 x Washing Lines
 - 9 x Patio Areas
 - 8 x Dayrooms
 - 4 x Stores

Tenure

Freehold

Planning

South Holland District Council granted the following planning permission (ref: H06-0233-19) on 06/09/2019:

Change of use of land (part retrospective) to provide five additional gypsy/traveller pitches with one day room per pitch and existing stables converted to dayrooms. Also, erection of one new store and retention of sheds for pitch 1, with construction of internal road to facilitate separate ingress and egress to and from the site, including hardstanding

A further planning application is currently pending a decision for a further 16 mobile homes to increase the site to 32 mobile homes (ref: H06-0969-24) submitted 05/12/2024: 'Use of land to provide thirteen additional gypsy/traveller pitches with internal access road and landscaping.

LOT 113

79 Bellamy House 16 Biscoe Close, Hounslow, Middlesex TW5 0UY*Guide Price
£175,000+**A Vacant Fourteenth Floor Two Bedroom Flat****Location**

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

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 9th February 2015 (thus approximately **114 years unexpired**).

Accommodation
Fourteenth Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private balcony and allocated parking.



LOT 114

Flat 2 Retreat Gardens, Crowmarsh Gifford, Wallingford, Oxfordshire OX10 8HE*Guide Price
Withdrawn**A Vacant First Floor Two Bedroom Flat****Tenure**

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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Kine Croft Park are within easy reach. Transport links are provided by Didcot Parkway rail station and the A4074.

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

EPC Rating C

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LOT

115

6 Week Completion Available

16 Haltwhistle Road, South Woodham Ferrers, Chelmsford, Essex CM3 5ZF

*Guide Price

£80,000+

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 116

187A Dartford Road, Dartford,
Kent DA1 3EW*Guide Price
£50,000+**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 117

25 Avenue Road, Dover,
Kent CT16 2PX*Guide Price
£120,000+**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 arranged 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 118

**Flat 814 The Vista Building, 30 Calderwood Street,
Woolwich, London SE18 6JH**

*Guide Price
£165,000+

An Eighth Floor Two Bedroom Flat Offered with Vacant Possession

Location

The property is located in Woolwich, South East London, near local shops, amenities, and the open spaces of Barrack Field. Transport links include Woolwich DLR and Woolwich Arsenal rail station, just 0.2 miles away, offering access to the Elizabeth line (25 minutes to Tottenham Court Road and Bond Street & London Heathrow in 60 minutes).

Description

The property comprises an eighth 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 150 year lease from 1st January 2004 (thus approximately **128 years unexpired**). The Parking space is subject to its own lease - please refer to the legal pack for more information.

Accommodation

Eighth Floor

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

Exterior

The property benefits from an allocated parking space.

EPC Rating C



LOT 119

**Unit 37 Premier Industrial Estate, Leys Road, Brockmoor,
Dudley, West Midlands DY5 3UP**

*Guide Price
£20,000+

**A Mid Terrace Industrial Unit Subject to a Lease Producing
£3,906 Per Annum**

Tenure

Freehold

Location

The property is situated in an industrial site close to local shops and amenities. The open spaces of King George V Park are within easy reach. Transport links are provided by Cradley Heath rail station.

Description

The property comprises a mid terrace industrial unit.

Accommodation

Ground Floor

Industrial Area
G.I.A. Approximately 51.84 sq m/558 sq ft

Tenancy

The unit is subject to a lease for a term of 5 years commencing 1st January 2025 at a rent of £3,906 per annum.

EPC Rating C



LOT 120

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

*Guide Price
£180,000+

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 121

**5 Market Street, Barnsley,
 South Yorkshire S70 1SL**

*Guide Price
£100,000+

A Mid Terrace Commercial Building Subject to a Lease Producing £13,750 Per Annum

Tenure

Freehold

Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Card Factory, Subway and Boots. The open spaces of Civic Gardens are within easy reach. Transport links are provided by Barnsley rail station.

Description

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

EPC Rating C

Accommodation

Ground Floor

Retail Area
 N.I.A. Approximately 415 sq ft

First Floor

Ancillary Space
 N.I.A. Approximately 325 sq ft

Tenancy

The property is subject to a lease for a term of 10 years commencing 9th December 2019 at a rent of £13,750 per annum.



LOT 122

**Lindisfarne Oyster Pier, Lombard Road, Battersea,
London SW11 3RP**

***Guide Price
£75,000+**



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 and it must be removed on or prior to completion of the sale unless a new mooring agreement has been signed before completion with the new owner (Please see note below). The present mooring agreement is not transferrable and will come to an end on completion of the sale, at which point 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 123

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).



LOT 123A

By Order of the Executors

Flat 20 The Cloisters, Church Lane, Kings Langley, Hertfordshire WD4 8JT

*Guide Price
£70,000+

A Vacant First Floor One Bedroom Retirement Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1987 (thus approximately **61 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Primrose Hill Playing Fields are within easy reach. Transport links are provided by Kings Langley rail station and the M25.

Description

The property comprises a first floor one bedroom retirement flat situated within a purpose built block arranging over ground and first floor. The property benefits from a lift and a communal reception room.

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens and resident's parking.

Note

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

EPC Rating B



LOT 124

105 Connell Crescent, Ealing,
London W5 3BJ

*Guide Price
£110,000+

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

Tenure

Leasehold. The property is held on a 90 year lease from 22nd September 1950 (thus approximately **15 years unexpired**). A section 42 notice to extend the lease has been served on the freeholder, the rights of which will be assigned to the incoming buyer.

Description

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

Tenancy

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

EPC Rating C

Location

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 125

25 Hall Gardens, Chingford,
London E4 8HR

*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 1937 (thus approximately **11 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

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

EPC Rating E

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 garden.



LOT 125A

Eryl, London Road, Corwen, Clwyd LL21 0DR

*Guide Price
£50,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Caer Drewyn are within easy reach. Transport links are provided by Pont-y-Pant rail station.

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

EPC Rating F

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Second Floor
Bedroom

Exterior
The property benefits from a rear garden.



LOT 126

By Order of the Executors Flat 146 Courtney Towers, Glebelands Avenue, Ilford, Essex IG2 7DJ

*Guide Price
£130,000+

A Vacant Fourth Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1966 (thus approximately **40 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

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

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

Accommodation
Fourth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from a private balcony, communal gardens and a private garage.



LOT 127

By Order of the Executors
10 Searles View, Horsham,
West Sussex RH12 4FG

*Guide Price
£375,000+

A Vacant Three Bedroom Detached House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Utility Room
Separate WC

First Floor
Three Bedrooms
Bathroom

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



LOT 128

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 129 | 117 Wide Way, Mitcham, Surrey CR4 1BQ

*Guide Price
£120,000+

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

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

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

EPC Rating C



LOT 130 | 173 Rodway Road, Patchway, Bristol, Avon BS34 5EB

*Guide Price
£75,000+

A Vacant Ground Floor Two Bedroom Maisonette With Private Front and Rear Gardens

Tenure

Leasehold. The property is held on a 999 year lease from 2nd March 1964 (thus approximately **938 years unexpired**).

Location

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

EPC Rating D

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from private front and rear gardens.



LOT 130A

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

*Guide Price
£125,000+

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 & 3

Reception Room with Open Plan
Kitchen
Bedroom
Bathroom

Flats 3 & 4

Reception Room
Kitchen
Bedroom
Bathroom



LOT 131

6 Week Completion Available 3 Madeley Manor, Madeley, Crewe, Cheshire CW3 9HJ

*Guide Price
£90,000+

A Vacant Three Bedroom Mid Terrace Cottage

Tenure

Freehold

Location

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

Description

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

EPC Rating E

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Note

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



LOT 132

By Order of the Executors

**Flat 28 The Foister Building, 124 Charles Street,
Leicester, Leicestershire LE1 1LB**

*Guide Price

£125,000-£150,000**A Vacant Fourth Floor Two Bedroom Flat****Location**

The property is situated in Leicester city centre close to local shops and amenities. The open spaces of Victoria Park are within easy reach. Transport links are provided by Leicester rail station.

Description

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

EPC Rating B**Tenure**

Share Of Freehold

Accommodation**Fourth Floor**

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

Exterior

The property benefits from secure underground allocated parking.



LOT 133

**Garage 3, 60-65 Amyand Park Road, Twickenham,
Middlesex TW1 3HG**

*Guide Price

£20,000+**A Vacant Single Storey Lock Up Garage****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 2000 (thus approximately 74 years unexpired).

Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of Moormead and Brandy Recreation Ground are within easy reach. Transport links are provided by Richmond underground station (District line) and St Margarets rail station.

Description

The lot comprises a single storey lock up garage.



LOT 134 | Garage at the Rear of 95 Brentwood Road, Romford, Essex RM1 2EH

*Guide Price
£30,000+

Two Vacant Single Storey Lock up Garages Situated on a Plot of Land Measuring Approximately 60 sq m (646 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 Hylands Park are within easy reach. Transport links are provided by Romford overground station and rail station.

Description

The property comprises a two single storey lock up garages situated on a plot of land measuring approximately 60 sq m (646 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 135 | Flat 5, 5 Boulcott Street, Limehouse, London E1 0HR

*Guide Price
£230,000+

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 St. James Park are within easy reach. Transport links are provided by Stepney Green underground station (Circle line) and Limehouse rail station.

Description

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

EPC Rating B

Tenure

Leasehold. The property is held on a 99 year lease from the 24th June 2006 (thus approximately **80 years unexpired**).

Accommodation

Second Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

On the Instructions of



LOT 136

Flat 1, 48 Dover Road, Folkestone,
Kent CT20 1LD*Guide Price
£45,000+**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 137

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 138

606B Greenford Road, Greenford,
Middlesex UB6 8QU

*Guide Price
£100,000+

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

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1988 (thus approximately **62 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

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

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

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

EPC Rating D



LOT 139

2 Pembroke Road, Bristol,
Bristol City BS11 9SQ

*Guide Price
£100,000+

A Vacant First Floor Three Bedroom Flat. Potential to Re-develop (Subject to Obtaining all Relevant Consents). ERV based on the Local Housing Allowance (LHA) Rate is £15,557.36 per annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 140

**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 141

6 Week Completion Available

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

*Guide Price
£60,000+

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 142

Flat 6, 55 Great Cumberland Place, Marylebone, London W1H 7LJ

*Guide Price
£10,000+

A 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 - (Already Expired), Please see notice below.** A section 42 notice 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 which has directed that the lease extension process will be held in abeyance for 3 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. Buyers are advised that the premium stated within the section 45 notice is £1,070,800.

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.

EPC Rating D



LOT 143

First Floor Flat, 412 Harrow Road, Maida Vale, London W9 2HU

*Guide Price
£260,000+

A Vacant First Floor Two Bedroom Flat

Location

The well-located property is situated on a residential road, conveniently close to local shops and amenities, and Edgware Road. Edbrooke Road Garden open spaces are within easy reach. Transport links are provided by Westbourne Park underground station (Circle line) and Paddington rail station. Plus, enjoy walking distance access to the vibrant Notting Hill and Portobello Road

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 189 year lease from 25th December 1986 (thus approximately **150 years unexpired**).

Accommodation

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



LOT 144

**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 145

34 Meadow Street & 5 Alexandra Parade, Weston-super-Mare, North Somerset BS23 1QQ***Guide Price
£425,000+**

A Mid Terrace Double Fronted Building Arranged to Provide a Large Ground Floor Retail Unit and Six Flats (5 x One Bedroom, 1 x Two Bedroom) on the First and Second Floors. A Lease for the Ground Floor Shop has been Agreed (Not Signed) at a Rent of £34,500 Per Annum Subject to Change of Use.

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Boots, Tesco and McDonalds. The open spaces of Grove Park are within easy reach. Transport links are provided by Weston-super-Mare rail station.

Description

The property comprises a mid terrace double fronted building with double road frontage arranged to provide a ground floor shop and five flats (5 x one bedroom, 1 x two bedroom) on the first and second floors.

Exterior

Flat 6 benefits from a private balcony.

Accommodation**Ground Floor**

Retail Unit (A1 Use) - Approx G.I.A: 250 sq m

First Floor**Flats 1 and 2**

Reception Room with Kitchenette
Bedroom
Bathroom

Flat 3

Reception Room with Kitchenette
Bedroom (with En-Suite)

Second Floor**Flat 4 and 6**

Reception Room with Kitchenette
Bedroom
Bathroom

Flat 5

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



LOT 146 | 91 Highview Avenue, Edgware, Middlesex HA8 9TY

*Guide Price
£475,000+

A Three Bedroom Detached House

Tenure
Freehold

Location

Situated on a residential road close to local shops and amenities. The open spaces of Stoneyfields Park are nearby. Transport links are provided by Edgware underground (Northern line) & Elstree and Borehamwood rail station.

Description

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

Exterior

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

Accommodation

Ground Floor
Reception Room
Kitchen
Study
Bathroom

First Floor

Three Bedrooms
Bathroom
Separate WC

Second Floor

Loft Room

EPC Rating E

On the Instructions of



LOT 147 | 136 Canterbury Road, Kennington, Ashford, Kent TN24 9QE

*Guide Price
£110,000+

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 148

By Order of the Mortgagees in Possession

**Freestone Works, Freestone Yard, Park Street, Slough,
Buckinghamshire SL3 0HT***Guide Price
£195,000+**A Vacant (Class E) Workshop Measuring Approximately 1,700 sq ft . Potential to Convert to Residential (Subject to Obtaining all Necessary Consents).****Tenure**

Freehold

Location

The workshop is situated on a mixed use road close to local shops and amenities. The open spaces of Harmondsworth Moor are within easy reach. Transport links are provided by Heathrow Terminal 5 underground station (Elizabeth and Piccadilly lines) and Datchet rail station.

Description

The property comprises a mid terrace workshop (class E) arranged over the ground floor.

Accommodation**Ground Floor**

Workshop Area

G.I.A. Approximately 153 sq m
(1,657 sq ft)

LOT 149

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.

EPC Rating C**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

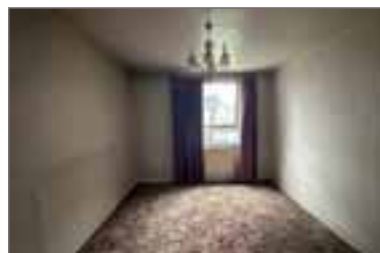
Kitchen

Two Bedrooms

Bathroom

Exterior

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



LOT 150

Flat A, 4-5 Hyde Park Place, Paddington, London W2 2LH

*Guide Price
£875,000+

A Well Located Vacant Lower Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 102 year lease from 15th August 2023 (thus approximately **100 years unexpired**).

Location

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

EPC Rating D

Description

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

Accommodation

Lower Ground Floor

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



LOT 151

141 Bullsmoor Lane, Enfield, Middlesex EN3 6TH

*Guide Price
£250,000+

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 152

By Order of the Executors
**4 Victoria Road, Oswestry,
 Shropshire SY11 2HW**

*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 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 153

**28 Wodow Road, Thornhill, Egremont,
 Cumbria CA22 2SD**

*Guide Price
£80,000-£105,000

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

Description

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

Accommodation

Ground Floor

Reception Room
 Kitchen
 WC
 Utility Room

First Floor

Four Bedrooms
 Bathroom

Exterior

The property benefits from a rear garden

EPC Rating D



LOT 154

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

*Guide Price
£230,000+

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 155

32 Mosslea Road, Penge,
London SE20 7BW

*Guide Price
Sold Prior

A Vacant First Floor One Bedroom Flat

Location

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



**Auction
House
LONDON**



Lots 156 - 256

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LOT 156

Part of Land and Buildings On The North West Side Of Botany Road, Margate, Kent CT9 3EJ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.17 Acres / 688 sq m / 7,405 sq ft

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Botany 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 0.17 Acres / 688 sq m / 7,405 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

Plot 1 Part of Land On North West Side Of Deanwood Drive, Park Wood, Rainham, Kent ME8 9UT

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.05 Acres / 223 sq m / 2,400 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.05 Acres / 223 sq m / 2,400 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 158

Plot 2 Part of Land On North West Side Of Deanwood Drive, Park Wood, Rainham, Kent ME8 9UT***Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.06 Acres / 251 sq m / 2,700 sq ft****Tenure**

Freehold

Location

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

Description

The land comprises a plot of land measuring approximately 0.06 Acres / 251 sq m / 2,700 sq ft.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 159

Part Of Harestock Farm Estate, Winchester, Hampshire SO22 6LJ***Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.2 Acres / 883 sq m / 9,500 sq ft.****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.2 Acres / 883 sq m / 9,500 sq ft.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 160

Part of Land On The South East Side Of Deanwood Drive, Rainham, Kent ME8 9LW

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.1 Acres / 437 sq m / 4,700 sq ft.

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Kings Frith 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 / 437 sq m / 4,700 sq ft.

Note
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 161

Part of Rainham Park Estate, Rainham, Kent ME8 9FB

*Guide Price
£500+

Land and Roadways Measuring Approximately 4.7 Acres / 19,020 sq m / 204,732 sq ft

Tenure
Freehold

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

Description
The lot comprises land and roadways measuring approximately 4.7 Acres / 19,020 sq m / 204,732 sq ft.

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



LOT 162

**Part of Land On The East Side Of Long Catlis Road,
Rainham, Kent ME8 9QA*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.04 Acres / 179 sq m /
1,930 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.04 Acres / 179 sq m / 1,930 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 163

**Part of Fox Burrow Wood Maidstone Road, Rainham,
Kent ME8 9LF*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.1 Acres / 601 sq m
6,470 sq ft****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Kings Frith 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 / 601 sq m 6,470 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 164 | Land To The North Of Burnham Walk, Rainham, Kent ME8 9ND

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 1.5 Acres / 6,070 sq m / 65,340 sq ft

Tenure

Freehold

Location

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

Description

The lot comprises land and roadways measuring approximately 1.5 Acres / 6,070 sq m / 65,340 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 165 | Part of Land at Chawn Park Drive, Stourbridge, West Midlands DY9 0UG

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.13 Acres / 520 sq m / 5,597 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 0.13 Acres / 520 sq m / 5,597 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**

6 Week Completion Available

**Garage at the Rear of 4 Laird Avenue, Grays,
Essex RM16 2NP***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 King George's Field are within easy reach. Transport links are provided by Grays rail station.

Description

The property comprises a single storey lock up garage.

LOT **167****Hazeri, Button Street, Swanley,
Kent BR8 8DY***Guide Price
£220,000-£250,000

A Vacant Three Bedroom Mobile Home Situated on a Plot of Land Measuring Approximately 0.28 Acres / 1,148 sq m (12,354 sq ft). The Site Previously Had Planning Permission for the Demolition of the Mobile Home and the Erection of a Two Bedroom Bungalow (Now Lapsed)

Location

The site is situated on a residential road close to local shops and amenities. The open spaces of Farningham Woods Nature Reserve are within easy reach. Transport links are provided by Swanley rail station.

Planning

Sevenoaks District Council granted the following planning permission (ref: 19/01241/FUL) on 27th December 2019 : 'demolition of existing buildings, removal of caravan and erection of a detached bungalow including associated Change of Use of land from mixed residential (Use Class C3) and commercial kennels (sui generis) to residential (Use Class C3), subject to conditions'. Planning has now lapsed.

Tenure

Freehold

Description

The lot comprises a three bedroom mobile home situated on a plot of land measuring approximately 0.28 Acres / 1,148 sq m (12,354 sq ft).

Proposed Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Two Bedrooms
Study Room
Bathroom
Separate WC

Proposed Accommodation Exterior

The site will benefit from allocated parking.

Exterior

The site benefits from a double garage.



LOT 168

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

*Guide Price
£200,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

Location

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

EPC Rating F

Accommodation
Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom
Loft

Exterior

The property benefits from a rear garden.



LOT 168A

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 169

By Order of the Executors

13 Uplands Road, Handsworth, Birmingham,
West Midlands B21 8BU*Guide Price
£90,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**
Freehold**Location**

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

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating F

LOT 169A

81 Bonchurch Street, Leicester,
Leicestershire LE3 5EG*Guide Price
£100,000+**A Vacant Two Bedroom Mid Terrace House****Tenure**
Freehold**Location**

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

Description

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

EPC Rating F**Accommodation**
Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 170 | **By Order of the Executors**
25 Exmouth Street, Swindon,
Wiltshire SN1 3PT

*Guide Price
£165,000+

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 GWR Park are within easy reach. Transport links are provided by Swindon 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
Bathroom
Separate WC

First Floor

Two Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 170A | **117 Old Christchurch Road, Bournemouth,**
Dorset BH1 1EP

*Guide Price
£425,000+

A Mid Terrace Building Arranged to Provide a Lower Ground and Ground Floor Retail Unit and Three Flats on the Upper Parts (2 x Two Bedroom, 1 x Three Bedroom) Fully Let Producing £55,984 Per Annum

Location

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

Description

The property comprises a mid terrace building arranged to provide a lower ground and ground floor retail unit, and three flats on the upper parts (2 x two bedroom, 1 x three bedroom).

Tenancy

The retail unit is subject to a lease for a term of 10 years commencing 13th November 2015 at a rent of £22,700 per annum. The three flats are subject to individual tenancies at a rent of £33,284 per annum.

Tenure

Freehold

Accommodation

Lower Ground Floor
Retail Unit

Ground Floor

Retail Unit

First Floor

Two Bedroom Flat (Not Inspected)

Second Floor

Two Bedroom Flat (Not Inspected)

Third Floor

Three Bedroom Flat (Not Inspected)



LOT 171

**89 Parsonage Gardens, Enfield,
Middlesex EN2 6JP*****Guide Price
£228,000+****A Ground Floor Two Bedroom Flat****Location**

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

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 24th June 1958 (thus approximately **932 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating E**On the Instructions of**

LOT 171A

**87 High Street, Milton, Abingdon,
Oxfordshire OX14 4EJ*****Guide Price
£150,000+****A Vacant Two Bedroom Detached House****Tenure**

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Three Reception Room
Kitchen
Utility Room
WC

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating G

LOT 172

Apartment 18 Harrogate House, 39 Parliament Street, Harrogate, North Yorkshire HG1 2RE

*Guide Price
£160,000+

A Vacant Seventh Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2003 (thus approximately **977 years unexpired**).

Location

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

Description

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

Accommodation

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

Exterior

The property benefits from allocated parking.



LOT 172A

Flat C 9 Madeira Road, Streatham, London SW16 2DB

*Guide Price
£240,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 205 year lease from 23rd May 2019 (thus approximately **199 years unexpired**).

Location

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

Exterior

The property benefits from a private balcony.

EPC Rating D

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 173

By Order of the LPA Receivers
43 Seymour Villas, Penge,
London SE20 8TR

*Guide Price
£230,000+

**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 173A

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

*Guide Price
£65,000+

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 174

**Flat 23 Springfield Court, Forsythia Close, Ilford,
Essex IG1 2BN**

*Guide Price
£140,000+

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 1990 (thus approximately **89 years unexpired**).

Council Tax Band: C

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 Barking underground station (Circle line) and 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.

Accommodation

Second Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens and allocated parking.

EPC Rating C

On the Instructions of



LOT 174A

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

*Guide Price
£35,000+

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 175

**97 Sutton Road, Leverington, Wisbech,
Cambridgeshire PE13 5DR*****Guide Price
£145,000+****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 Leverington Parish Council Play Park are within easy reach. Transport links are provided by March rail station.

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

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

EPC Rating D

LOT 175A

**Flat 2, 311 Barking Road, Canning Town,
London E13 8EE*****Guide Price
£128,000+****A First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 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 Plaistow Park are within easy reach. Transport links are provided by West Ham underground station (Circle line) and rail station.

Description

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

Accommodation**First Floor**

Reception Room
Kitchen/Diner
Bedroom
Bathroom

EPC Rating D

On the Instructions of



LOT 176

6 Week Completion Available
Old Herring City, Fairmans Lane, Brenchley, Tonbridge,
Kent TN12 7BB

*Guide Price
£825,000+



A Vacant Substantial Four Bedroom Detached House with a Detached Outbuilding Situated on a Plot of Land Measuring Approximately 0.56 Acres (2,298 sq m/24,735 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 0.56 Acres (2,298 sq m/24,735 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 176A | 53 Viking Way, Waterlooville, Hampshire PO8 0HT

*Guide Price
£150,000+

A Vacant Three Bedroom Semi Detached Bungalow. Potential for an 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 First Avenue Playground are within easy reach. Transport links are provided by Bedhampton rail station and the A3 (M).

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 177 | 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 177A

85 Bolckow Road, Grangetown, Middlesbrough, Cleveland TS6 7ED

*Guide Price
£55,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £10,200 Per Annum

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st April 2024 at a rent of £10,200 per annum.



LOT 177B

Flats 1- 4, 63 Bolckow Road, Grangetown, Redcar and Cleveland TS6 7ED

*Guide Price
£100,000+

A Mid Terrace Building Arranged to Provide Four Flats (4 x One Bedroom Flats) Fully Let Producing £23,760 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide four flats (4 x one bedroom flats) arranging over ground and two upper floors.

Tenancy

The property is subject to individual tenancies at a rent of £1,980 per calendar month.

Flat 1 - E

Flat 2 - D

Flat 3 - C

Flat 4 - E

Accommodation

Ground Floor

Flats 1 & 2

Reception Room with Open-Plan
Kitchen
Bedroom (with En-Suite)

First Floor

Flat 3

Reception Room with Open-Plan
Kitchen
Bedroom (with En-Suite)

Flat 4

Reception Room with Open-Plan
Kitchen

Second Floor

Flat 4

Bedroom (with En-Suite)



LOT 178

112A Rugby Avenue, Wembley, Middlesex HA0 3DP

*Guide Price
£185,000+

A Vacant First Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 2003 (thus approximately **77 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private rear garden.

EPC Rating D

On the Instructions of



LOT 179

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

*Guide Price
£165,000+

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.

EPC Rating C

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 179A

Land on the East Side of Providence Place, Colchester, Essex C01 2LJ

*Guide Price
£60,000-£90,000

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 180

Flat 4 Kelvedon House, Guildford Road, Stockwell, London SW8 2DN

*Guide Price
£170,000+

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

Tenure

Leasehold. The property is held on a 125 year lease from the 20th May 1991 (thus approximately **91 years unexpired**).

Location

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

Description

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

EPC Rating D

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,700 per calendar month. The receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.



LOT 180A

R/O 43-45 Hampton Road, Erdington, Birmingham, West Midlands B23 7JJ

*Guide Price
£50,000-£70,000

A Vacant Former Workshop Situated on a Plot of Land Measuring Approximately 211 sq m (2,275 sq ft)

Tenure

Freehold

Location

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

Description

The property comprises a three storey former workshop situated on a plot of land measuring approximately 211 sq m (2,275 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 69 Parkfield Road, Oldbury, West Midlands B68 8PT

*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 Barnford Park are within easy reach. Transport links are provided by Langley Green rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 181A | 324 Broxtowe Lane, Nottingham, Nottinghamshire NG8 5NB

*Guide Price
£90,000-£120,000

A Three Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £10,800 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 19th December 2024 at a rent of £900 per calendar month.

Description

The property comprises a three bedroom end of terrace house arranging 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 F



LOT 182 | 5.04 Acres of Land North of West Leith, Tring, Hertfordshire HP23 6JJ

*Guide Price
£165,000+

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 182A

28 Bemish Road, Putney, London SW15 1DG

*Guide Price
£46,000+

A Freehold End Of Terrace Building Arranged to Provide Six Flats All Sold Off on Long Leases Producing a Combined Ground Rent of £3,300 Per Annum.

Tenure

Freehold

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 Putney Bridge underground station (District line) and Putney rail station.

Description

The property comprises an end of terrace building arranged to provide six flats arranged over the lower ground, ground and first floors.

Tenancy

The six flats are each subject to an 105 year lease commencing 1st February 2017 at a combined ground rent of £3,300 per annum

Note

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



LOT 183

152 London Road, Southborough, Tunbridge Wells, Kent TN4 0PJ

*Guide Price
£90,000+

A Vacant Ground Floor Retail Unit and Studio Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2018 (thus approximately **992 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Retail Unit

EPC Rating C



LOT 184 | 9 Leatham House, Wetherby, West Yorkshire LS22 6PE

*Guide Price
£110,000+

A Vacant Ground and First Floor Two Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a 125 year lease from the 9th September 1991 (thus approximately **91 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Sandringham Park are within easy reach. Transport links are provided by the A1(M) to the east.

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens



LOT 185 | By Order of the Executors 8 Heathcroft Lawn, Leeds, West Yorkshire LS11 8UE

*Guide Price
£70,000+

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 Cross Flatts Park are within easy reach. Transport links are provided by Cottingley rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from both front and rear gardens.



LOT 185A | 2 Moore Street, Stoke-on-Trent, Staffordshire ST6 2HF

*Guide Price
£35,000+

A Two Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £4,200 Per Annum

Location

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

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 at a rent of £350 per calendar month. There may be potential to increase the rent. Buyers should rely on their own enquiries.

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 186 | By Order of the LPA Receivers Flat 18 Blyth Wood Park, 20 Blyth Road, Bromley, Kent BR1 3TN

*Guide Price
£250,000+

A First Floor Two Bedroom Flat Subject to an Unknown Tenancy

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2018 (thus approximately **992 years unexpired**).

Location

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

Tenancy

The flat is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy.

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a private balcony.

Note

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



LOT 187

**Flat 8 The Old Post Office, 15 Market Place, Batley,
West Yorkshire WF17 5DA**

*Guide Price
£35,000-£55,000

A Vacant First Floor Two Bedroom Flat

Location

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

Tenure

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

Accommodation

First Floor

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

Exterior

The property benefits from an allocated parking space.



LOT 187A

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

*Guide Price
£160,000+

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 188

7 Haylands Square, South Shields,
Tyne And Wear NE34 0JB

*Guide Price

£40,000-£50,000

A Vacant Three Bedroom Semi Detached House**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 the A19.

Description

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

Note

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

Tenure

Freehold

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 188A

11 Richmond Street, Hartlepool,
Cleveland TS25 5SH

*Guide Price

£10,000-£30,000

A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £4,500 Per Annum**Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Rift House Recreation Ground are also within close proximity. Transport links are provided by Hartlepool Rail Station.

Description

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

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

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £375 per calendar month.



LOT 189

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

*Guide Price
£170,000+

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 190

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

*Guide Price
£50,000-£100,000

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 190A | Land Off New Barn Lane, Westerham, Bromley, Kent 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 191 | Land Between 19 and 37 School Lane, Castleford, West Yorkshire WF10 4DN

*Guide Price
£175,000+

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

Tenure

Freehold

Location

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

Description

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

Proposed Accommodation

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

Planning

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



LOT 192

11-13 High Causeway, Whittlesey, Peterborough,
Cambridgeshire PE7 1AE

*Guide Price
£550,000+

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 arranged to provide a ground floor shop and 2 x five room HMO's arranged 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 192A

Flat 2 Castella, Higher Contour Road, Kingswear,
Dartmouth, Devon TQ6 0AY

*Guide Price
£230,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Share of Freehold. The property is held on a 999 year lease from 1st July 1989 (thus approximately 963 years unexpired).

Location

The property is situated in its own private woodland on a residential road close to local shops and amenities. The open spaces of Jubilee Park and Darthaven marina are within easy reach. Transport links are provided by Kingswear rail station.

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

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

EPC Rating E



LOT 193

**31 Furness Street, Hartlepool,
Cleveland TS24 8DN***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 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 arranging over ground and first floors.

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating D

LOT 193A

**Kent House, Black Horse Lane, Chatteris,
Cambridgeshire PE16 6RB***Guide Price
£300,000+

A Grade II Listed Detached Building Arranged to Provide Four Flats (3 x Two Bedrooms, 1 x Three Bedroom) Situated on a Large Plot of Land Measuring Approximately 988 sq m (10,635 sq ft) Part Let Producing £16,506 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wenny Road Meadow are within easy reach. Transport links are provided by Manea rail station and the A141.

Description

The property comprises a Grade II Listed detached building arranging to provide four flats (3 x two bedrooms, 1 x three bedroom) arranging over ground and two upper floors.

Tenancy

Three out of the four flats are subject to individual tenancies at a combined rent of £1,375.50 per calendar month.

The seller has advised there is potential to increase the rent on each flat.

Tenure

Freehold

Accommodation**Ground Floor**

Two Flats (Not Inspected)

First and Second Floors

Two Flats (Not Inspected)

Exterior

The property benefits from front communal gardens, communal parking area and a garage for 2 vehicles.

Note

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

EPC Rating

Flat 1: C
Flat 2: D
Flat 3: D
Flat 4: D



LOT 194

78 Caroline Street, Hetton-le-Hole, Houghton Le Spring,
Tyne And Wear DH5 9DE

*Guide Price
£35,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,300 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £6,300 per annum.

EPC Rating C

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 195

143-145 Derby Road, Kirkdale, Liverpool,
Merseyside L20 8LP

*Guide Price
£285,000+

A Residential Investment Comprising Twelve Self-Contained Flats. Fully Let Producing £87,840 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

All the flats are subject to an Assured Shorthold Tenancy. Please refer to the legal pack for full copies of the tenancy agreements.

Current Rent Reserved £87,840 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 195A

31 Craddock Street, Llanelli, Dyfed SA15 1BE

*Guide Price
£45,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating G

Accommodation

Ground Floor

Through Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 196

24-26 High Street, Stalham, Norwich, Norfolk NR12 9AN

*Guide Price
£80,000+

An End of Terrace Building Internally Arranged to Provide a Ground Floor Shop Offered with Vacant Possession and Two Self-Contained One Bedroom Flats Above (Both Sold Off on Long Leases). Potential for Development of the Rear Building and the Second Floor (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A47 to the south.

Description

The property comprises an end of terrace building arranged to provide a ground floor shop and two self contained one bedroom flats above (both sold off).

EPC Rating C

Accommodation

Ground Floor

Shop Floor
Prep Room
Store
Rear Room

First Floor

Store Room
2 x One Bedroom Flats (both sold off)

Second Floor

Attic



197

Flat 101 21 Edward Street, Birmingham, West Midlands B1 2RX

*Guide Price
£130,000+

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.



198

105 Collingwood Court, Washington, Tyne And Wear NE37 3EF

*Guide Price
£25,000+

A Vacant Second and Third Floor Two Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a 125 year lease from 19th November 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 Albany Park are within easy reach. Transport links are provided by South Hylton rail station.

Description

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

EPC Rating E

Accommodation

Second Floor

Two Reception Rooms
Kitchen

Third Floor

Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private balcony.



LOT 199

13 Henry Street North, Murton, Seaham,
County Durham SR7 9AW*Guide Price
£15,000+**A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £5,100 Per Annum****Tenure**

Freehold

Location

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

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property has recently undergone refurbishment, including a new roof and in 2024 and new electrical wiring.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £425 per calendar month.

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

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.



LOT 200

39 Belham Walk, Camberwell,
London SE5 7DX*Guide Price
£310,000+**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 TBC

The last EPC Rating was 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

LOT 200A | 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 201 | 21 Limetrees Close, Middlesbrough, Cleveland TS2 1SL

*Guide Price
£20,000-£30,000

A Vacant Three Bedroom Mid Terrace House. Estimated Rental Value of £6,582.16 Per Annum (Source: LHA Rate).

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Note

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



LOT 202 | 10 Dig Street, Ashbourne, Derbyshire DE6 1GF

*Guide Price
£80,000+

A Mid Terrace Building Arranged to Provide a Vacant Ground Floor Shop with a First and Second Floor Split Level Flat Sold Off on a Long Lease

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Subway, Oxfam and Specsavers. The open spaces of Ashbourne Park are within easy reach. Transport links are provided by the A52 to the south.

Description

The property comprises a mid terrace building arranged to provide a ground floor shop and a first and second floor split level flat.

Accommodation

Ground Floor

Shop Area

Kitchen

G.I.A. Approximately 41 sq m

First and Second Floor

Flat (Not Inspected)

Exterior

The property benefits from a rear yard.

Tenancy

The first and second floor flat is sold off on an 125 year lease from 8th March 2019.



LOT 202A | 9 College Street Village, 18 Prebend Street, Leicester, Leicestershire LE2 0LA

*Guide Price
£20,000-£30,000

A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £6,500 Per Annum

Tenure

Leasehold. The property is held on a 250 year lease from 28th November 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 Spinney Hill Park are within easy reach. Transport links are provided by Leicester rail station.

Description

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

Accommodation

Ground Floor

Studio Room

Kitchen

Bathroom

Exterior

The property benefits from a communal rear garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £125 per calendar week.



LOT 203 | Apartment 50 Town Hall, Bexley Square, Salford, Lancashire M3 6DD

*Guide Price
£40,000+

A Vacant Ground 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 Peel Park are within easy reach. Transport links are provided by Salford Central rail station.

Description

The property comprises a ground floor one bedroom flat situated within a Grade II Listed building arranging over ground and first floors.

Accommodation

Ground Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 204 | 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



205

Skylark Cottage, Park Road, Stevington, Bedfordshire MK43 7QJ

*Guide Price

£30,000-£40,000

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

Location

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A6 to the east.

Description

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

Tenure

Freehold

Proposed Accommodation

Ground Floor

Reception Room
Kitchen
WC

First Floor

Bedroom
Bathroom

Exterior

The property benefits from both front and rear gardens.



205A

The Office Nightclub, 16A St Mary's Street, Truro, Cornwall TR1 2AF

*Guide Price

£170,000+

A Mid Terrace Building Arranged to Provide a Former Nightclub. Offered With Planning Permission to Convert into Four Split Level Flats.

Tenure

Freehold

Location

The property is situated in Truro city centre close to local shops and amenities. The open spaces of Victoria Gardens are within easy reach. Transport links are provided by Truro rail station.

Description

The property comprises a mid terrace building arranged to provide a former nightclub arranging over ground and two upper floors.

Planning

Cornwall Borough Council granted the following planning permission (ref: PA23/00550) on 4th August 2023 : 'Conversion of the nightclub into 4 no. flats and associated development'.

Proposed Accommodation

Units 1, 2 & 3

Ground Floor

Reception Room with Open-Plan Kitchen

First Floor

Two Bedrooms
Bathroom

Unit 4

Ground Floor

Kitchen/Diner

First Floor

Reception Room

Second Floor

Bedroom
Bathroom

EPC Rating D



LOT 206

77 Front Street, West Auckland, Bishop Auckland,
County Durham DL14 9HL

*Guide Price
£70,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 207

Apartment 5 Millers Mews, 51 Basford Road, Nottingham,
Nottinghamshire NG6 0JG

*Guide Price
£70,000+

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

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2018 (thus approximately **118 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Whitemoor Park are within easy reach. Transport links are provided by Bulwell rail station and the A60.

EPC Rating C

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Three Bedrooms
Bathroom

Tenancy

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



LOT 208

77 High Street, Willington, Crook,
County Durham DL15 0PE

*Guide Price
£60,000+

An End of Terrace Mixed Use Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Two Bedroom Flat Fully Let Producing £14,700 Per Annum

Tenure

Freehold

Description

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

Location

The property is situated on a mixed use road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A68 road to the west and the A688 road to the east.

EPC Rating D

Accommodation & Tenancy Schedule

Floor	Accommodation	Tenancy	Current Annual Rent
Ground	Retail Unit & Garage	Refer to legal pack	£9,600
First	Reception Room, Kitchen, Two Bedrooms, Bathroom	AST for 6 months	£5,100

Current Rent Reserved £14,700 Per Annum



LOT 209

2C Parker Terrace, Ferryhill,
Durham DL17 8JY

*Guide Price
£25,000-£40,000

A Vacant First Floor Three/Four Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease. Ground Rent: Peppercorn

Location

The property is located on a main road close to local shops and amenities as well as an Amazon warehouse situated approximately 4 miles from the property. Numerous green open spaces are also within close proximity. Transport links are provided by the A1 (M) motorway.

Description

The property comprises a first floor three/four bedroom flat situated within an end of terrace building arranged over ground and first floor levels.

Accommodation

First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

EPC Rating E



LOT 210

23 Chatsworth Road, Dartford, Kent DA1 5AT

*Guide Price
£180,000+

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 210A

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 211

**Unit CH318 Campus House, 10 Hey Street, Bradford,
West Yorkshire BD7 1DQ*****Guide Price
£15,000+****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 212

**Unit CH211 Campus House, 10 Hey Street, Bradford,
West Yorkshire BD7 1DQ*****Guide Price
£15,000+****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 213

**Unit 19e Jubilee Court, 129 Fylde Road, Preston,
Lancashire PR1 2XP**

*Guide Price
£10,000+

A Second Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £4,940 Per Annum Equivalent

Tenure

Leasehold. The property is held on a 250 year lease from 21st September 2016 (thus approximately **241 years unexpired**).

Location

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

Description

The property comprises a second floor student accommodation unit situated within a purpose built block arranged over ground and four upper floors.

EPC Rating A

Accommodation

Second Floor
Bedroom (With En-Suite)
Communal Reception Room
Communal Kitchen

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 265 days expiring on the 31st May 2025 at a rent of £95 per calendar week.

Joint Auctioneers

HAMMERED



LOT 214

**Flat 16C Millfield House, 68-84 Hylton Road, Sunderland,
Tyne and Wear SR4 7BB**

*Guide Price
£10,000+

A First Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £5,720 Per Annum Equivalent

Tenure

Leasehold. The property is held on a 250 year lease from 1st July 2013 (thus approximately **238 years unexpired**).

Location

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

Description

The property comprises a first floor student accommodation unit situated within a purpose built block arranged over ground and four upper floors.

EPC Rating D

Accommodation

First Floor
Bedroom (With En-Suite)
Communal Reception Room
Communal Kitchen

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 357 days expiring on the 29th August 2025 at a rent of £110 per calendar week.

Joint Auctioneers

HAMMERED



LOT 215 | Two Telephone Kiosks at 271 High Street, Epping, Essex CM16 4DA

*Guide Price
£15,000-£30,000

Two Vacant Grade II Listed Telephone Kiosks. Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents)

Location

The kiosks are situated on a mixed use road close to local shops and amenities. Nearby multiples include Natwest and Greggs. The open spaces of Stonards Hill Recreation Ground are within easy reach. Transport links are provided by Epping underground station (Central line) and the M25.

Description

The property comprises two Grade II Listed telephone kiosks.

Tenancy

Estimated Rental Value per unit is £5,500 per annum.

Planning

The kiosks previously had A1 use (now lapsed) and are registered as Listed Buildings and a heritage site at Historic England and cannot be removed nor the exterior altered.



LOT 215A | 0.47 Acres of Land at Downe Road, Keston, Greater London BR2 6AD

*Guide Price
£22,000+

A Plot of Land Measuring Approximately 0.47 Acres / 1,902 sq m (20,473 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.47 Acres / 1,902 sq m (20,473 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 216 | 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**).

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.

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.voa.gov.uk).

EPC Rating D

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear yard.



LOT 217 | Land on the East Side of Cullen Road, Weston Point, Runcorn, Cheshire WA7 4HX

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 1.834 sq m (19,741 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 1.834 sq m (19,741 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 218

**Land at Aberfan Crescent, Aberfan, Merthyr Tydfil,
Mid Glamorgan CF48 4NP*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 1,433 sq m (15,435 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 1,433 sq m (15,435 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

**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 220 | 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 220A | 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 221

Land Adjacent to 39 Silverbank, Chatham, Kent ME5 0LQ

*Guide Price
£20,000+

A Plot of Land Measuring Approximately 705 sq m (7,585 sq ft)

Tenure

Freehold

Description

The lot comprises a parcel of land measuring Approximately 705 sq m (7,585 sq ft). Plans have been drawn up for the erection of two detached 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.

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 Gillingham rail station.

Note

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



LOT 222

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

*Guide Price
£15,000+

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

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 534 sq m (5,748 sq ft).

Note

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



LOT 223 | Land and Buildings at Forres Road, Sheffield, South Yorkshire S10 1WE

*Guide Price
£10,000+

A Ground Rent Investment Secured Upon 32 Terraced Houses Producing a Combined Ground Rent of £52.20 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises 32 terraced houses arranged over ground and first floors.

Tenancy

The 32 houses are all sold off on 800 year leases with a minimum of 684 years remaining producing a combined ground rent of £52.20 per annum. Please refer to the legal pack for a full tenancy schedule.

Note

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



LOT 224 | Garages 2ST Stonewall Terrace, Feltham Drive, Frome, Somerset BA11 5AH

*Guide Price
£8,000-£18,000

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 225

Garages at Southfields, Feltham Drive, Frome, Somerset BA11 5AH

*Guide Price
£20,000-£40,000

Eight Single Storey Lock-Up Garages Situated on a Plot of Land Measuring Approximately 2,960 sq ft.

Tenure

Freehold

Location

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

Description

The property comprises eight vacant single storey lock-up garages situated on a plot of land measuring approximately 2,960 sq ft.



LOT 226

Land to the Rear of 40-42 Yeading Lane, Hayes, Middlesex UB4 0EX

*Guide Price
£20,000+

Two Vacant Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 224 sq m (2,411 sq ft)

Tenure

Freehold

Description

The property comprises two vacant single storey lock up garages situated on a plot of land measuring approximately 224 sq m (2,411 sq ft). Plans have been drawn up for the erection of one bedroom 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.

Location

The lot 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 Southall rail station.

Note

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



LOT 227

**Land and Garage at 30 Chatsworth Road, Cheam, Sutton,
Surrey SM3 8PN*****Guide Price
£10,000+****A Vacant Single Storey Lock Up Garage Situated on a Plot of
Land Measuring Approximately 72 sq m (775 sq ft)****Description**

The property comprises a single storey lock up garage situated on a plot of land measuring approximately 72 sq m (775 sq ft). Plans have been drawn up for the erection of a one 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

Location

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

Exterior

The garage benefits from vehicular access.



LOT 228

**Land to the Rear of 235 North Street, Luton,
Bedfordshire LU2 7QH*****Guide Price
£10,000+****A Plot of Land Measuring Approximately 102 sq m (1,098 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 102 sq m (1,098 sq ft). Plans have been drawn up for the erection of 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.

Location

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

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 229

**Land to the Rear of 192 Clensham Lane, Sutton,
Surrey SM1 2NG*****Guide Price
£10,000+****A Plot of Land Measuring Approximately 105 sq m (1,130 sq ft)****Location**

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

Description

The lot comprises a plot of land measuring approximately 105 sq m (1,130 sq ft). Plans have been drawn up for the erection of a single storey dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Tenure

Freehold

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 230

**Land Adjacent to 70 Broadwater Avenue, Poole,
Dorset BH14 8QH*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 337 sq m (3,632 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 337 sq m (3,632 sq ft). Plans have been drawn up for the erection of four 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.

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.

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 230A | Land at Kingsfield Gardens, Bursledon, Southampton, Hampshire S031 8AY

*Guide Price
£100+

Two Plots of Land Measuring Approximately 496 sq m (5,339 sq ft)

Tenure
Freehold

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

Description
The lot comprises two plots of land and associated roadways measuring approximately 496 sq m (5,339 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 231 | Land on the East Side of The M6 Motorway, Newcastle, Staffordshire ST5 4DG

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 1.48 Acres (5,990 sq m/ 64,484 sq ft)

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Saint Joseph's Playing Fields are within easy reach. Transport links are provided by Stoke-on-Trent rail station.

Description
The lot comprises a parcel of land measuring approximately 1.48 Acres (5,990 sq m/ 64,484 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 at 19-20 Sir Charles Irving Close, Cheltenham, Gloucestershire GL50 2DS***Guide Price
£10,000+****A Plot of Land Measuring Approximately 601 sq m (6,469 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 601 sq m (6,469 sq ft). Plans have been drawn up for the erection of 4 x two 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.

Location

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

Note

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



LOT 233

Land Adjacent to 26 Cardiff Way, Abbots Langley, Hertfordshire WD5 0TT***Guide Price
£10,000+****A Plot of Land Measuring Approximately 294 sq m (3,171 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 294 sq m (3,171 sq ft). Plans have been drawn up for the erection of a four 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.

Location

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

Note

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



LOT 234 | Land Between 21 & 23 Potters Way, Poole, Dorset BH14 8QG

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 318 sq m (3,423 sq ft)

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 318 sq m (3,423 sq ft). Plans have been drawn up for the erection of two bedroom bungalow. The development would involve the removal of a public foot path. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

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

Note

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



LOT 235 | Site 34 Mill Lane, Sindlesham, Wokingham, Berkshire RG41 5DF

*Guide Price
£5,000+

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 236

Site 44 Mill Lane, Sindlesham, Wokingham, Berkshire RG41 5DF

*Guide Price
£3,000+

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 237

A Portfolio of Eleven Plots of Land and Roadways

*Guide Price
£100+

A Portfolio of Eleven Freehold Plots of Land and Roadways

Note

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

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.

Address	Title Number
Land On The South Side Of The Linslade-Soulbury Road, Leighton Buzzard	BD23866
Owlsmoor Road, Sandhurst	BK116292
Land On The North-East Side Of Woodlands Park Road, Bray	BK143804
Land And Buildings At Victoria Industrial Estate, Hebburn	TY438884
Land At Hownsgill Industrial Estate, Knitsley Lane, Consett	DU284733
Land And Buildings At Dabble Duck Industrial Estate, Shildon	DU284731
Land At Station Court, Haltwhistle	ND143483
Land At Greencroft Industrial Park, Anfield Plain	DU284732
Land At High Force Road, Riverside Park Industrial Estate, Middlesbrough	CE186091
Land And Buildings At Skelton Industrial Estate, Skelton In Cleveland, Saltburn-By-The-Sea	CE186090
Land And Buildings At Oakesway Industrial Estate, Hartlepool	CE186135



LOT 238 | 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 239 | 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 240

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 241

200 New Hythe Lane, Larkfield, Aylesford,
Kent ME20 6PT

*Guide Price
Sold Prior

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 arranged over ground and first floors. The property requires a program of refurbishment.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and a garage.

EPC Rating G



LOT 242 | 12 River Gardens, Feltham, Middlesex TW14 0RE

*Guide Price

Sold Prior

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 243 | Flat 1, 54 North Side Wandsworth Common, Wandsworth, London SW18 2SL

*Guide Price

Sold Prior

A Vacant 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 Wandsworth Common are within easy reach. Transport links are provided by Southfields underground station (District line) and Wandsworth Town rail station.

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 189 year lease from 29th September 1988 (thus approximately **152 years unexpired**).

Accommodation

Lower Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Utility Room

Exterior

The property benefits from a private garden.



LOT 244

16 Sykefield, Brierfield, Nelson,
Lancashire BB9 5NB

*Guide Price
Sold Prior

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 Chatburn Park Playground are within easy reach. Transport links are provided by Brierfield rail station.

Description

The property comprises a three bedroom semi detached house arranging 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.



LOT 245

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

*Guide Price
Sold Prior

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 246

141 Honey Close, Dagenham,
Essex RM10 8TF

*Guide Price
Sold Prior

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 247

Land Adjoining The Hartings, Bognor Regis,
West Sussex P022 6QF

*Guide Price
Sold Prior

A Portfolio of Three Freehold Plots of Land and Roadways

Tenure
Freehold

Location
The plots are situated on residential roads close to local shops and amenities. The open spaces of Meadows Keep Playground are within easy reach. Transport links are provided by Bognor Regis rail station.

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 248

Flat 1 71 Selhurst Road, Selhurst,
London SE25 5QB*Guide Price
Sold Prior**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.

EPC Rating E

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 249

98 Broadwater Gardens, Orpington,
Kent BR6 7UA*Guide Price
Sold Prior**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 250 | Apartment G03 East Point, East Street, Leeds, West Yorkshire LS9 8BF

*Guide Price
Sold Prior

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 251 | 71 Piper Way, Ilford, Essex IG1 4FE

*Guide Price
Sold Prior

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 252

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

*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 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 253

**9 Alderton Crescent, Hendon,
 London NW4 3XU**

*Guide Price
Sold Prior

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

EPC Rating E

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 254 | 2 Yewtree Cottages, Marsh Green Road, Edenbridge, Kent TN8 5QB

*Guide Price
Sold Prior

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom



LOT 255 | 23A Selborne Gardens, Hendon, London NW4 4SH

*Guide Price
Sold Prior

A Two Room 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 Room detached bungalow arranged over the ground floor.

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

EPC Rating D



LOT 256

Flat 1, 53 Silwood Street, Bermondsey,
London SE16 2AW*Guide Price
Sold Prior**A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st April 2012 (thus approximately **112 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 Canada Water underground station (Jubilee line), Surrey Quays overground station and South Bermondsey Rail Station.

EPC Rating C**Description**

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

Accommodation

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

Exterior

The property benefits from a private balcony and communal gardens.



LOT 257

2 Bull Ring High Street, Northwich,
Cheshire CW9 5BU*Guide Price
Sold Prior**A Vacant End of Terrace Office Building****Tenure**

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Office Area

First Floor
Office Area

Second Floor
Office Area

Exterior

The property benefits from a rear yard.



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

A2

A2.1

AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

OUR ROLE

- As agents for each SELLER we have authority to
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final.

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

WE may refuse to admit one or more persons to the AUCTION without having to explain why.

YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT.

WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

THE PARTICULARS AND OTHER INFORMATION

WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

THE CONTRACT

A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION

- 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.				
A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.				
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.				
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.				
GENERAL CONDITIONS OF SALE					
Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be 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.				
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.				
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS: (a) matters registered or capable of registration as local land charges; (b) matters registered or capable of registration by any competent authority or under the provisions of any statute; (c) notices, orders, demands, proposals and requirements of any competent authority; (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health; (e) rights, easements, quasi-easements, and wayleaves; (f) outgoing and other liabilities; (g) any interest which overrides, under the Land Registration Act 2002; (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and (i) anything the SELLER does not and could not reasonably know about.				
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.				
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.				
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.				
G1.8	The BUYER buys with full knowledge of (a) the DOCUMENTS, whether or not the BUYER has read them; and (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.				
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.				
G2	DEPOSIT				
G2.1	The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE).				
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.				
G2.3	Interest earned on the deposit belongs to the SELLER unless				
G3	BETWEEN CONTRACT AND COMPLETION				
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (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.				
G3.2	If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser; (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).				
G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.				
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.				
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.				
G4	TITLE AND IDENTITY				
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.				
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) if the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (b) if the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) if title is in the course of registration, title is to consist of: (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.				
G4.3	The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.				
G4.4	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.				
G4.5	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.				
G4.6	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				
G5	TRANSFER				
G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. 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. The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER. 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.				
G5.2					
G5.3					
G5.4					
G6	COMPLETION				
G6.1	COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.				
G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.				
G6.3	Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.				
G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.				
G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.				
G6.6	Where applicable the CONTRACT remains in force following COMPLETION.				
G7	NOTICE TO COMPLETE				
G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.				
G7.2	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.				
G7.3					
G7.4	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.				
G8	IF THE CONTRACT IS BROUGHT TO AN END If the CONTRACT is lawfully brought to an end: (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.				
G9	LANDLORD'S LICENCE 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").				
G9.1					
G9.2					
G9.3					

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G9.4	The SELLER must (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).	(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.	G15.5	AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION. The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.	
G9.5	The BUYER must promptly (a) provide references and other relevant information; and (b) comply with the landlord's lawful requirements.	G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.	G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and; (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.	G12	MANAGEMENT This CONDITION G12 applies where the LOT is sold subject to TENANCIES. The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION. The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; (b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G16	CAPITAL ALLOWANCES This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT. The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances. The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS. The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10	INTEREST AND APPORTIONMENTS If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.	G12.1		G16.1	
G10.1	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.	G12.2		G16.2	
G10.2	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	G12.3		G16.3	
G10.3	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13	RENT DEPOSITS Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied. The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held. If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions. Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.	G16.4	
G10.4	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.1		G17	MAINTENANCE AGREEMENTS The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS. The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
G10.5		G13.2		G17.1	
G11	ARREARS Part 1 – Current rent G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION. G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS. G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent. Part 2 – BUYER to pay for ARREARS G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS. 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. 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. Part 3 – BUYER not to pay for ARREARS G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS. While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;	G13.3		G17.2	
Part 1 – Current rent		G13.4		G18	LANDLORD AND TENANT ACT 1987 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
G11.1				G18.1	
G11.2				G18.2	
G11.3				G19	SALE BY PRACTITIONER This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER. The PRACTITIONER has been duly appointed and is empowered to sell the LOT. Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability. The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
Part 2 – BUYER to pay for ARREARS				G19.1	
G11.4				G19.2	
G11.5				G19.3	
G11.6				G19.4	
G11.7				G19.5	
G11.8				G19.6	
				G20	TUPE If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect. If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER
				G20.1	
				G20.2	

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	will TRANSFER to the BUYER on COMPLETION.		
	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	G24.2	<p>II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.</p> <p>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.</p>
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	G24.3	<p>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.</p>
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.4	<p>Following COMPLETION the BUYER must:</p> <p>(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;</p> <p>(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</p> <p>(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.</p>
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;	G24.5	<p>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.</p>
	(b) payments on account of service charge received from each tenant;		
	(c) any amounts due from a tenant that have not been received;	G25	WARRANTIES
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25.1	<p>Available warranties are listed in the SPECIAL CONDITIONS.</p>
G22.4	In respect of each TENANCY, if the service charge account shows:	G25.2	<p>Where a warranty is assignable the SELLER must:</p> <p>(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and</p> <p>(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.</p>
	(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;	G25.3	<p>If a warranty is not assignable the SELLER must after COMPLETION:</p> <p>(a) hold the warranty on trust for the BUYER; and</p> <p>(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.</p>
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	G26	NO ASSIGNMENT
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.		<p>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.</p>
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:	G27	REGISTRATION AT THE LAND REGISTRY
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and	G27.1	<p>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:</p> <p>(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;</p> <p>(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</p> <p>(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.</p>
	(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.		<p>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:</p> <p>(a) apply for registration of the TRANSFER;</p> <p>(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and</p> <p>(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.</p>
G23	RENT REVIEWS	G28	NOTICES AND OTHER COMMUNICATIONS
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.	G28.1	<p>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.</p>
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.	G28.2	<p>A communication may be relied on if:</p> <p>(a) delivered by hand; or</p> <p>(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or</p> <p>(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.</p>
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.	G28.3	<p>A communication is to be treated as received:</p> <p>(a) when delivered, if delivered by hand; or</p> <p>(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.</p>
G23.4	The SELLER must promptly:	G28.4	<p>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.</p>
	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and	G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999
	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.		<p>No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.</p>
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.		
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.		
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.		
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		
G24	TENANCY RENEWALS		
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part		

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

1	The Deposit
1.1	General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
1.2	A5.5a. The Deposit:
	(a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer
	(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
2	Buyer's Administration Charge
2.1	Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,500 (£1,250 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply.
3	Extra Auction Conduct Conditions
3.1	Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

What the new regulations mean for you as a bidder or buyer at the auction:

- In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
- In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
- In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
- If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
- Your ID will be kept on file for 5 years and will we will only require updated documents if you change address.
- Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

- Photographic evidence of identity**
 - Current signed Passport
 - Current full UK/EU photo card driving licence
 - Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
 - Firearm or shotgun certificate
 - Resident permit issued by the Home Office to EU National
 - Evidence of Residence**
 - Current full UK/EU photo card driving licence (if not used to prove identity)
 - Utility bill issued in last three months (not mobile phone)
 - Recent bank/ building society/ mortgage/ credit card statement
 - Current house/ motor insurance certificate
 - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
 - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
 - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

All certified ID can be sent to us at info@auctionhouselondon.co.uk. The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.

Auction House London

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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020 7625 9007

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