



**Auction  
House**  
**LONDON**

## **TWO DAY AUCTION**

28th & 29th May 2025

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**

May 2025

**Wednesday 28th May**

**Commencing at 9.30am**

**Thursday 29th May**

**Commencing at 10.00am**

**VIA LIVE STREAM  
REGISTERED BIDDING ONLY**

**Auction  
House  
LONDON**

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

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

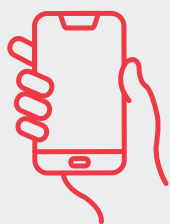
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**# extracting  
every last BID**

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## THREE WAYS TO BID AT OUR AUCTION



### Telephone Bidding

You can bid real time over the phone.



### Proxy Bidding

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



### Internet Bidding

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

Complete the form online at the following link  
[auctionhouselondon.co.uk/register-to-bid](https://auctionhouselondon.co.uk/register-to-bid)

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# 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](http://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](mailto: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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Co-Founder & Auctioneer



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OUR 2025 AUCTION SCHEDULE

Our figures for	Lots Offered	Lots Sold	Total Raised
<b>FEBRUARY</b>	291	228	£41M

Our figures for	Lots Offered	Lots Sold	Total Raised
<b>MARCH</b>	222	162	£30M

Our figures for	Lots Offered	Lots Sold	Total Raised
<b>APRIL</b>	225	159	£31M

Our next Auction Dates  
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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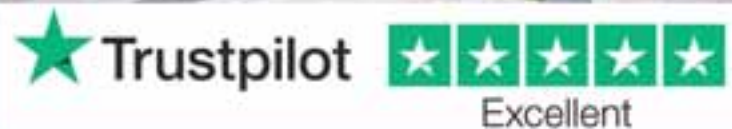
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# Buying at Auction

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LONDON**

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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...

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### How do I watch the Auction live?

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





**Auction  
House  
LONDON**



Lots 1 - 155

**Next Page >>>**

LOT 1

**62 Clifton Road, Hornchurch,  
Essex RM11 1BU**

\*Guide Price  
**£275,000+**

**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 Hylands Park are within easy reach. Transport links are provided by Romford overground station and rail station.

**Description**

The property comprises a three bedroom semi detached house arranging 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.

**EPC Rating E**



LOT 2

**3 Harcourt Road, Bexleyheath,  
Kent DA6 8AQ**

\*Guide Price  
**£110,000+**

**A Three Bedroom Semi Detached House in Shell Condition**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a three bedroom semi detached house in shell condition. The property requires a program of refurbishment.

**Accommodation**

Formerly arranged as:

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Two Bathrooms

**Exterior**

The property benefits from both front and rear gardens.



LOT 3

**8 Over Minnis, New Ash Green, Longfield,  
Kent DA3 8JA**\*Guide Price  
**£170,000+****A Vacant Three Bedroom End of Terrace House. Potential for a Double Storey Rear Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden and a garage.



LOT 4

**52 Cecil Road, Gravesend,  
Kent DA11 7DG**\*Guide Price  
**£180,000+****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 Woodlands Park are within easy reach. Transport links are provided by Ebbsfleet International rail station.

**Description**

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

**Accommodation****Ground Floor**

Through Reception Room  
Kitchen  
Bathroom  
Utility Room

**First Floor**

Three Rooms

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



LOT 5

**78 Long Lane, Croydon,  
Surrey CR0 7AP**

\*Guide Price  
**£220,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a garage and a rear garden.

**EPC Rating D**



LOT 6

**40 Church Path, Mitcham,  
Surrey CR4 3BN**

\*Guide Price  
**£265,000+**

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

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of London Road Playing Fields are within easy reach. Transport links are provided by Morden underground station (Northern line) and South Merton 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.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating E**



LOT 7

**6 Old London Road, St. Albans,  
Hertfordshire AL1 1QQ**\*Guide Price  
**£450,000+****A Vacant Three Bedroom Semi Detached House. Potential for Extension and Loft Conversion (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 Verulamium Park are within easy reach. Transport links are provided by St Albans City and St Albans Abbey rail stations.

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

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

**Note**

8 Old London Road (next door) sold for £925,000 in February 2025.



LOT 8

**By Order of the Executors  
134 Richmond Road, Kingston upon Thames,  
Surrey KT2 5EZ**\*Guide Price  
**£485,000+****A Vacant Three Bedroom End Of Terrace House. Potential for a Loft Conversion and Rear Extension (Subject to Obtaining all Relevant Consents)****Tenure**  
Freehold**Location**

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

**Description**

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

**Accommodation**  
**Lower Ground Floor**  
Kitchen  
Bedroom

**Ground Floor**  
WC

**Raised Ground Floor**  
Two Reception Rooms

**First Floor**  
Bedroom  
Bathroom

**Second Floor**  
Bedroom





LOT 9

6 Week Completion Available

**23 Triumph House, Alderman Avenue, Barking,  
Essex IG11 0LS**

\*Guide Price  
**£110,000+**

### A Vacant Seventh Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 6th 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 Newlands Park are within easy reach. Transport links are provided by Upney underground station (District line) and Dagenham Dock rail station.

#### Description

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

#### Accommodation

##### Seventh Floor

Reception Room/Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private balcony.

#### EPC Rating F



LOT 10

**21 Kings Avenue, Broadstairs,  
Kent CT10 1DJ**

\*Guide Price  
**£180,000+**

### A Vacant Two Bedroom Detached Bungalow

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

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





LOT 11

**5 Argyle Road, Ealing,  
London W13 0LN****\*Guide Price  
£360,000+****A Vacant First and Second Floor Four Bedroom Split Level Flat****Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 6th September 1992 (thus approximately **66 years unexpired**).

**Accommodation****First Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**Second Floor**

Four Bedrooms

**Note**

Approximate G.I.A: 1,166 sq ft

**EPC Rating E**



LOT 12

**305 Kings Road, Chelsea,  
London SW3 5EP****\*Guide Price  
£390,000+****A Ground Floor Retail Unit Subject to a Lease Producing £55,000 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 20th June 1977 (thus approximately **51 years unexpired**).

**Location**

The property is situated in the highly sought after area of Chelsea. The open spaces of Ranelagh Gardens are within easy reach. Transport links are provided by South Kensington underground station (Circle line) and West Brompton rail station.

**Description**

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

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

Basement

**Ground Floor**

Retail Unit

N.I.A Approximately 88 sq m (943 sq ft)

**Tenancy**

The property is subject to an lease for a term of 10 years commencing 29th September 2020 at a rent of £55,000 per annum.



# LOT 13

## Flat 1, 30 Brechin Place, South Kensington, London SW7 4QA

\*Guide Price  
**£165,000+**

### A Well Located Vacant Lower Ground Floor Two Bedroom Flat

#### Location

The property is in the highly sought after area of South Kensington, close to local shops and amenities. The open spaces of Kensington Gardens are within easy reach. Transport links are provided by Gloucester Road underground station (Circle line) and West Brompton overground station.

#### Description

The property comprises a well located lower ground floor two bedroom flat situated within a purpose built block arranging over lower ground, ground and four upper floors. The property benefits from ample storage.

**EPC Rating C**

#### Tenure

Leasehold. The property is held on a 64 year lease from 25th December 1973 (thus approximately **12 years unexpired**).

#### Accommodation

##### Lower Ground Floor

Large Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private patio to the rear.



# LOT 14

## 23 Milner Road, Gillingham, Kent ME7 1RB

\*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 Hilly Fields Community Park are within easy reach. Transport links are provided by Chatham rail station.

#### Description

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

#### Accommodation

Basement  
Room

#### Ground Floor

Reception Room  
Kitchen

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating D**





LOT 15

**75A & 75B Queens Road, Buckhurst Hill,  
Essex IG9 5BW****\*Guide Price  
£285,000+****A Mid Terrace Building Arranged to Provide a Ground Floor Shop and a First Floor One Bedroom Flat Fully Let Producing £28,500 Per Annum****Location**

The property is situated on a mixed use parade close to local shops and amenities. The open spaces of Kings Place Play Area are within easy reach. Transport links are provided by Blackhurst Hill underground station (Central line) and the M11.

**Tenancy**

The shop is subject to an FRI lease for a term of 15 years commencing 1st September 2023 at a rent of £15,000 per annum.

The flat is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 9th December 2024 at a rent of £13,500 per annum. There is potential to increase the rent. Buyers should rely on their own enquiries.

**EPC Rating** The Flat: E

**Tenure**

Freehold

**Description**

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

**Accommodation****Ground Floor**

Shop Area

G.I.A Approximately 66 sq m (711 sq ft)

**First Floor**

One Bedroom Flat (Not Inspected)

G.I.A Approximately 66 sq m (707 sq ft)



LOT 16

**By Order of the Executors  
10 Aintree Avenue, Hereford,  
Herefordshire HR4 9NQ****\*Guide Price  
£75,000+****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 Aylestone Park are within easy reach. Transport links are provided by Hereford 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**

Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear yards.





LOT 17

43 Hazelwood Lane, Palmers Green,  
London N13 5EZ

\*Guide Price  
£395,000+

A Vacant Mid Terrace Building Arranged to Provide Two Flats (2 x One Bedroom)

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide two flats (2 x one bedroom) arranged over ground and first floors. The property requires a program of refurbishment.

Exterior

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

EPC Rating D

Accommodation

Ground Floor

Flat 1

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom  
WC

G.I.A Approximately 70 sq m / 748 sq ft

First Floor

Flat 2

Reception Room  
Kitchen  
Bedroom  
Bathroom

G.I.A Approximately 49 sq m / 531 sq ft

Note

We have been advised by the vendor that the property has been used as two self contained flats since prior to 2015.



LOT 18

Flat 12 Gaumont House, 1 Staffordshire Street, Peckham,  
London SE15 5TS

\*Guide Price  
£175,000+

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 189 year lease from 20th May 2005 (thus approximately 169 years unexpired).

Location

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

Description

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

Accommodation

Third Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

Exterior

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

EPC Rating C



# LOT 19

## Land and Buildings to the Rear of 254-264 Norwood Road, Norwood, London SE27 9AJ

\*Guide Price  
**£300,000+**

**A Vacant Derelict Former Workshop Situated on a Plot of Land Measuring Approximately 250 sq m (2,693 sq ft). Potential for Redevelopment (Subject to Obtaining all Relevant Consents)**

### Tenure

Freehold

### Location

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

### Description

The property comprises a derelict workshop situated on a plot of land measuring approximately 250 sq m (2,693 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 20

## Flat 1, 15A Gabriels Hill, Maidstone, Kent ME15 6HR

\*Guide Price  
**£95,000+**

**A Vacant First Floor Two Bedroom Flat**

### Tenure

Leasehold. The property is held on a 125 year lease from 28th November 2005 (thus approximately 105 years unexpired).

### Location

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

### Description

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

### Accommodation

#### First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating D**





LOT 21

Flat 3, 15A Gabriels Hill, Maidstone,  
Kent ME15 6HR

\*Guide Price  
£90,000+

A Vacant Third Floor One Bedroom Flat

Location

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

Description

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

EPC Rating E

Tenure

Leasehold. The property is held on a 125 year lease from 28th November 2005 (thus approximately 105 years unexpired).

Accommodation

Third Floor

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



LOT 22

71 Thoday Street, Cambridge,  
Cambridgeshire CB1 3AT

\*Guide Price  
£250,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

The property comprises a three bedroom mid terrace 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 a garage.

EPC Rating E





LOT 23

**48 Springwood Crescent, Edgware,  
Middlesex HA8 8SE****\*Guide Price  
£130,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st April 1985 (thus approximately **84 years unexpired**).

**Location**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Next auction: 2nd & 3rd July 2025**

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LOT 24

77 Mangold Way, Erith,  
Kent DA18 4DA

\*Guide Price  
**£160,000+**

**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 Southmere Park are within easy reach. Transport links are provided by Abbey Wood rail station.

**Description**

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

**EPC Rating D**

**Accommodation**

**Ground Floor**

Sun Room  
Utility Room  
Storage

**First Floor**

Reception Room  
Kitchen

**Second Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 25

Flat 1, 230 Kilburn High Road, Kilburn,  
London NW6 4JP

\*Guide Price  
**£90,000+**

**A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £22,000 Per Annum**

**Location**

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

**Description**

The property comprises a first floor studio flat situated within a mixed use building arranging over ground and three upper floors.

**Tenure**

Leasehold. The property is held on a 999 year lease from 29th September 1999 (thus approximately **974 years unexpired**).

**Accommodation**

**First Floor**

Studio Room  
Bathroom

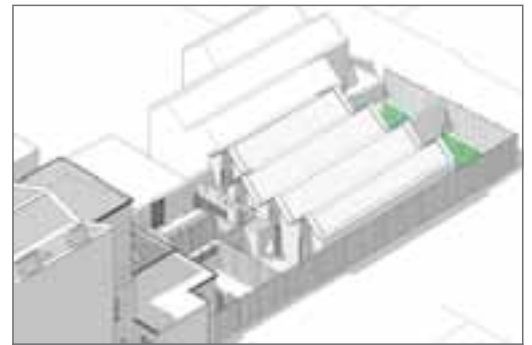
**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,833 per calendar month.





LOT 26

Land to the Rear of 262 & 264 Regent's Park Road,  
Finchley, London N3 3HN\*Guide Price  
**£385,000+**

### 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

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LOT 27

9 Nutbrook Avenue, Coventry,  
West Midlands CV4 9LE

\*Guide Price  
£115,000+

A Vacant Three Bedroom Detached Bungalow

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms  
Kitchen  
Three Bedrooms  
Bathroom

Exterior

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

EPC Rating D



LOT 28

17 Hollin Court, Crawley,  
West Sussex RH10 8TT

\*Guide Price  
£90,000+

A Vacant Ground Floor One Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 2005 (thus approximately 104 years unexpired).

Accommodation

Ground Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 29

By Order of the Executors  
**431 Brockley Road, Lewisham,  
 London SE4 2PJ**

\*Guide Price  
**£500,000+**

### 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 Blythe Hill Fields are within easy reach. Transport links are provided by Honor Oak Park overground station (Windrush line) and Nunhead rail station.

#### Description

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

#### Accommodation

##### Ground Floor

Two Reception Rooms  
 Kitchen

##### First Floor

Three Bedrooms  
 Bathroom  
 Separate WC

#### Exterior

The property benefits from both front and rear gardens.



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# LOT 30

## 2 Harold Road, Sutton, Surrey SM1 4HZ

\*Guide Price  
**£220,000+**

### A Vacant Two Bedroom Mid Terrace House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of 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 arranging 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 30A

## 5 Waller Avenue, Bispham, Blackpool, Lancashire FY2 9EL

\*Guide Price  
**£55,000+**

### 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 Norbreck Beach are within easy reach. Transport links are provided by Layton rail station.

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

**EPC Rating** D

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

**First Floor**  
Three Bedrooms  
Bathroom

**Second Floor**  
Bedroom

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





LOT 31

**Roxburgh House, 12 Hill Street, Wrexham,  
Clwyd LL11 1SN**

**\*Guide Price  
£150,000+**



**A Vacant Substantial Corner Building Arranged to Provide Seven Ground and First Floor Retail Units (all Sold Off), Second and Third Floors Offices and a Rear Car Park. Plans have been Drawn up for the First and Second Floors to be Converted into 38 Flats (Subject to Obtaining all Relevant Consents)**

#### Description

The property comprises a substantial corner building arranged to provide seven ground and first floor retail units (all sold off), second and third floor offices and a rear car park. Plans have been drawn up to convert the offices into 38 flats. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

#### Tenure

Freehold

#### Location

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

#### Note

The property is not subject to business rates.

#### Accommodation

**Ground and First Floors**  
Retail Units (All Sold Off)

**Second Floor** - Approx G.I.A: 918 sq m (9,881 sq ft)  
Offices  
WC's

**Third Floor** - Approx G.I.A: 918 sq m (9,881 sq ft)  
Offices  
WC's

#### Exterior

The property benefits from a lift and a large rear car park measuring approximately 668 sq m (7,190 sq ft).



LOT 32

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

\*Guide Price  
£130,000+

A Vacant First Floor Two Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

First Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Exterior

The property benefits from communal gardens.

EPC Rating E



LOT 33

Flat C, 73 Fernhead Road, Maida Vale,  
London W9 3EY

\*Guide Price  
£160,000+

A Ground Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £16,800 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 24th April 2025 (thus approximately 125 years unexpired).

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 £16,800 per annum.

Description

The property comprises a ground floor one bedroom flat situated within an end of terrace building.

Accommodation

Ground Floor  
Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom





LOT 34

6 Week Completion Available

**Flat 7, Marlowe Court, Lymer Avenue, Crystal Palace,  
London SE19 1LP****\*Guide Price  
£165,000+****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 Crystal Palace Park are within easy reach. Transport links are provided by Penge West overground station and rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1959 (thus approximately **32 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a garage.

**EPC Rating D**

LOT 35

**Heatherland, Common Road, Shelfanger, Diss,  
Suffolk IP22 2DP****\*Guide Price  
£290,000+**

**A Vacant Part Grade II Listed Three Bedroom Detached House Situated on a Large Plot of Land Measuring Approximately 0.31 Acres (1,244 sq m/13,390 sq ft) Incorporating a Separate Barn. Potential for Side and Rear Extensions as well as Further Redevelopment of the Plot (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 Diss Park are within easy reach. Transport links are provided by Diss rail station.

**Description**

The property comprises a three bedroom detached house, the front of which is Grade II Listed, arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**  
Large Entrance Hall  
Two Reception Rooms  
Kitchen  
Utility Room  
Bedroom  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from substantial gardens to the front and rear including a separate barn. There is a side access path and off street parking.

**Note**

Please note the barn to the rear is not Grade II Listed and has potential for development (subject to obtaining all relevant consents).



# LOT 36

By Order of a Housing Association  
55 Pilton Place, Southwark,  
London SE17 1DW

\*Guide Price  
£200,000+

## 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 Burgess Park are within easy reach. Transport links are provided by Kennington underground station (Northern line) and Elephant & Castle rail station.

### Tenure

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

### Accommodation

First Floor  
Reception Room  
Kitchen  
Bedroom  
Bathroom

### Description

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

EPC Rating C



# LOT 37

Flat 3, 2 Buxton Road, Willesden,  
London NW2 5BJ

\*Guide Price  
£100,000+

## 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.

### Tenure

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

### Accommodation

First Floor  
Studio Room  
Bathroom

### Description

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





LOT 38

**243 The Water Gardens, Paddington,  
London W2 2DG**\*Guide Price  
**£500,000+****A Well Located Vacant Fourteenth Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1986 (thus approximately **60 years unexpired**).

**Location**

The property is in the highly sought after area of Paddington, close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Edgware Road underground station (Bakerloo line) and Marylebone rail station.

**EPC Rating C****Description**

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

**Accommodation**

**Fourteenth Floor**  
Reception Room/Dining Room  
Kitchen  
Two Bedrooms  
Two Bathrooms

**Exterior**

The property benefits from a private balcony and onsite porter.



LOT 39

**78 West Street, Erith,  
Kent DA8 1AQ**\*Guide Price  
**£290,000+****A Mid Terrace Building Arranged to Provide a Ground Floor Shop and a First Floor One Bedroom Flat Fully Let Producing £24,000 Per Annum****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Retail Unit

**First Floor**

One Bedroom Flat (Not inspected)

**Tenancy**

The ground floor shop is subject to a lease at a rent of £12,000 per annum.

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



# LOT 40

By Order of the Executors  
**96 Vanbrough Crescent, Northolt,  
Middlesex UB5 5JP**

\*Guide Price  
**£350,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Lime Tree Park are within easy reach. Transport links are provided by South Ruislip 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  
Through Dining Room  
Kitchen  
Conservatory

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a rear garden.



# LOT 41

By Order of a Housing Association  
**38B Medora Road, Lambeth,  
London SW2 2LN**

\*Guide Price  
**£310,000+**

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

**Tenure**

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

**Location**

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

**Description**

The property comprises a ground, first and second floor two bedroom split level flat situated within a mid terrace building arranging over ground, first and second floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**

Entrance Hall

**First Floor**

Bedroom  
Bathroom

**Mezzanine Floor**

Reception Room  
Kitchen

**Second Floor**

Bedroom

**EPC Rating C**





LOT 42

**65 Eastcote Avenue, Greenford,  
Middlesex UB6 0NQ****\*Guide Price  
£425,000+****A Vacant Three Bedroom Mid Terrace House, Potential for a Loft and Rear Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a three bedroom mid terrace house arranging 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 43

**By Order of a Housing Association  
Flat 2, 9 Avenue Road, Isleworth,  
Middlesex TW7 4JL****\*Guide Price  
£185,000+****A Vacant Ground and First Floor One Bedroom Split Level Flat****Location**

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

**Description**

The property comprises a ground and first floor one bedroom split level flat situated within a mid terrace building arranging over ground and first floors. The property requires a program of refurbishment.

**EPC Rating C****Tenure**

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

**Accommodation****Ground Floor**

Entrance Hall

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 44

85 South End, Croydon,  
Surrey CR0 1BG

\*Guide Price  
**£330,000+**

**A Vacant Mid Terrace Commercial Building In Shell Condition. Potential for the Upper Floors to be Converted into Residential Use (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

**Location**

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

**Description**

The property comprises a mid terrace commercial building in shell condition arranging over lower ground, ground and two upper floors.

**Planning**

Croydon Borough Council granted the following planning permission (ref: 17/04715/FUL) on 14th November 2017 : ' Erection of 2-storey rear extension to form 2 x one bed flats and one studio flat; provision of associated parking, bin store & cycle store'. Planning has now lapsed.

**Accommodation**  
Lower Ground Floor  
Shell Condition

**Ground Floor**  
Office  
Store Room  
WC

**First Floor**  
Shell Condition

**Second Floor**  
Shell Condition

**Exterior**  
The property benefits from a rear yard and vehicle access via Ledbury Place.



LOT 45

45 Ocean View Road, Ventnor,  
Isle Of Wight P038 1DH

\*Guide Price  
**£60,000+**

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

**Description**

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

**Tenure**  
Freehold

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** E





## LOT 45A | 226C Brownhill Road, Lewisham, London SE6 1AT

\*Guide Price  
**£150,000+**

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

#### Tenure

Leasehold. The property is held on a 189 year lease from 25th March 1987 (thus approximately **150 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room with Open Plan Kitchen  
Store Room

##### First Floor

Bedroom  
Bathroom

#### Exterior

The property benefits from a private rear garden.

#### Note

The vendor has advised they have had an offer to rent the property for £1,650 per calendar month. Please refer to the legal pack for a copy of this.



## LOT 46 | 10 Maison Dieu Place, Dover, Kent CT16 1DX

\*Guide Price  
**£110,000+**

### 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 47

27A Amersham Road, New Cross,  
London SE14 6QQ

\*Guide Price  
£250,000+

**A Vacant Lower Ground Floor One Bedroom Flat**

**Location**

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

**Description**

The property comprises a lower ground floor one bedroom flat situated within a mid terrace building arranging over lower ground, raised ground and two upper floors. Access is via a private entrance from the front garden.

**Tenure**

Leasehold. The property is held on a 125 year lease from 12th October 2015 (thus approximately 115 years unexpired).

**Accommodation**

**Lower Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
Study Room  
Storage Rooms

**Exterior**

The property benefits from a large, private rear garden.



LOT 48

6 Week Completion Available  
26 Cromwell Terrace, Chatham,  
Kent ME4 5PQ

\*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 Victoria Gardens are within easy reach. Transport links are provided by Chatham rail station.

**Description**

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

**EPC Rating D**

**Accommodation**

**Lower Ground Floor**  
Cellar

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.





LOT 49

**377 London Road, Clanfield, Waterlooville,  
Hampshire PO8 0PJ**

\*Guide Price  
**£315,000+**

### 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 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 detached house arranging over ground and first floors.

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

**First Floor**  
Three Bedrooms  
Two Bathrooms

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



LOT 50

**6 Week Completion Available**  
**185 Dock Road, Tilbury,  
Essex RM18 7BT**

\*Guide Price  
**£30,000+**

### A Vacant First Floor Two Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 99 year lease from 24th June 1988 (thus approximately **62 years unexpired**).

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

**EPC Rating G**

**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 51

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

\*Guide Price  
**£35,000-£65,000**

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

**Tenure**

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

**Location**

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

**Description**

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

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens.

**Tenancy**

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

**EPC Rating C**



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LOT 52

225 St. Osyth Road, Clacton-on-Sea,  
Essex C015 3HH\*Guide Price  
£99,000+**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 Chester Park are within easy reach. Transport links are provided by Clacton-on-Sea rail station.

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating G**

LOT 53

63 Watersplash Road, Shepperton,  
Middlesex TW17 0EE\*Guide Price  
£475,000+**A Vacant Four Bedroom Semi Detached House Offered With Planning Permission for a Two Storey Side Extension****Tenure**

Freehold

**Location**

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

**Description**

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

**Planning**

Spelthorne Borough Council granted the following planning permission (ref: 23/00292/HOU) on 25th April 2023 : 'Erection of an infill two storey side extension'.

**Accommodation****Ground Floor**

Three Reception Rooms (One with Open-Plan Kitchen)  
Utility Room

**First Floor**

Three Bedrooms  
Bathroom

**Second Floor**

Bedroom

**Exterior**

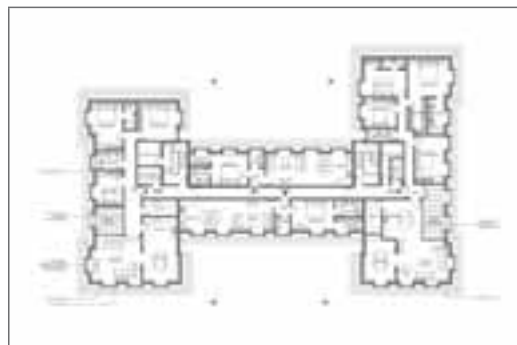
The property benefits from a rear garden

**EPC Rating D**

LOT 54

Roof Space at Langford Court, 22 Abbey Road, St John's Wood, London NW8 9DN

\*Guide Price  
£500,000+



**A Well Located Development Opportunity (Subject to Freeholder's Consent) Comprising a Roof Space with Planning Permission for an Additional Single Storey Extension to Create Four Additional Penthouse Flats. Further Redevelopment Potential (Subject to Obtaining Relevant Consent)**

**Tenure**  
Head 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 St Johns Wood close to local shops and amenities. The open spaces of Regent's Park are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Kilburn High Road overground station.

**Description**  
The property comprises the roof space above the existing building which is currently arranged over ground and seven upper floors. The lower ground floor, currently used as boiler rooms, offers additional scope for conversion or redevelopment, subject to all relevant consent.

**Proposed Accommodation**  
**Eighth Floor**  
**Flat 1** Three Bedroom Flat  
**Flat 2** One Bedroom Flat  
**Flat 3** One Bedroom Flat  
**Flat 4** Four Bedroom Flat

**Planning**  
Westminster City Council granted the following planning permission (ref: 21/04039/FULL) in June 2023: 'Erection of mansard roof extension with green roof and lift overrun with communal satellite dish, 4 rooftop air source heat pumps within green wall enclosure with bird and bat boxes, in association with the provision of four additional residential flats and associated cycle and waste storage at basement level. (Re-Consultation on revised scheme with revised 8th floor and roof plans, daylight and sunlight letter and new fire strategy)'

**Note**  
The proposed development requires freeholder's consent which the incoming buyer



LOT 55

**76A Grange Park Road, Thornton Heath,  
Surrey CR7 8QB****\*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 Grangewood Park are within easy reach. Transport links are provided by Norwood Junction overground station and Thornton Heath rail station.

**Description**

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

**EPC Rating E****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 1993 (thus approximately **92 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a private section of rear garden.



LOT 56

**104 Orchard Grove, Fareham,  
Hampshire P016 9DU****\*Guide Price  
£280,000+****A Vacant Two Bedroom Detached Chalet Bungalow****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

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

**First Floor**

Bedroom  
WC

**Exterior**

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



LOT 57

14 Page Heath Villas, Bromley,  
Kent BR1 2QN

\*Guide Price  
£550,000+

A Five Room Mid Terrace HMO Fully Let Producing £54,540 Per Annum

**Tenure**  
Freehold

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

**Description**  
The property comprises a five room mid terrace HMO arranging over lower ground, ground and two upper floors.

**Tenancy**  
The property is subject to individual tenancies at a combined rent of £54,540 per annum.

**EPC Rating** C

**Accommodation**  
**Lower Ground Floor**  
Communal Kitchen and Dining Area  
Letting Room (with En-Suite)

**Ground Floor**  
Two Letting Rooms (Both with En-Suites)

**First Floor**  
Letting Room (with En-Suite)

**First and Second Floor**  
Studio Room (with En-Suite)  
Kitchen

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



LOT 58

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

\*Guide Price  
£115,000+

A Vacant Ninth Floor Four Room Bedroom Flat

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

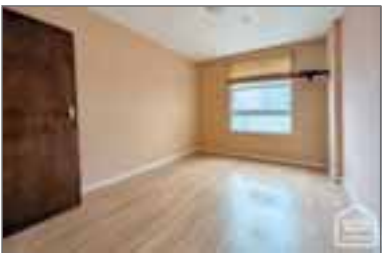
**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Kenyngton Manor Recreation Ground are within easy reach. Transport links are provided by Sunbury rail station.

**Description**  
The property comprises a ninth floor four room 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 59

**275 Marsh Lane, Bootle,  
Merseyside L20 5BG****\*Guide Price  
£25,000+****A Vacant Three Bedroom Mid Terrace House. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Leasehold. The property is held on a 999 year lease from 25 March 1894 (thus approximately **868 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 60

**142A Chesterfield Road, Ashford,  
Middlesex TW15 3PD****\*Guide Price  
£140,000+****A Vacant Ground Floor Two Bedroom Flat****Tenure**

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

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Reception Room/Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**

LOT 61

## Flat 1, 6 Cardiff Grove, Luton, Bedfordshire LU1 1QH

\*Guide Price  
**£55,000+**

### A Ground Floor Studio Flat Offered with Vacant Possession

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 1987 (thus approximately **961 years unexpired**).

#### Description

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

**EPC Rating E**

#### Location

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

#### Accommodation

##### Ground Floor

Studio Room

Kitchen

Bathroom



LOT 62

## 1 Swift Court, Westmoreland Drive, Sutton, Surrey SM2 6AX

\*Guide Price  
**£95,000+**

### 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 Overton Park are within easy reach. Transport links are provided by Sutton rail station.

#### Description

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

**EPC Rating D**

#### Tenure

Leasehold. The property is held on a 171 year lease from 22nd December 2010 (thus approximately **157 years unexpired**).

#### Accommodation

##### Ground Floor

Kitchen/Reception Room

Bedroom

Bathroom





LOT 63

**The Old Lodge, Bramford Court, High Street, Southgate, London N14 6DH**\*Guide Price  
**£400,000+****A Vacant Three Bedroom Detached Bungalow****Location**

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

**Description**

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

**EPC Rating D****Tenure**

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

**Accommodation**

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

**Exterior**

The property benefits from both front and rear gardens.



LOT 64

**4 Poyle New Cottages, Old Bath Road, Colnbrook, Slough, Berkshire SL3 0NU**\*Guide Price  
**£220,000+****A Vacant Six Room Semi Detached House****Tenure**

Freehold

**Description**

The property comprises a six room semi detached house arranged over ground and first floors. Plans have been drawn up for the erection of an additional house to the side. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**EPC Rating F****Location**

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

**Accommodation**

**Ground Floor**  
Three Rooms  
Kitchen  
Bathroom

**First Floor**  
Three Rooms

**Exterior**

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



LOT 65

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 65A

85 Babington Road, Streatham,  
London SW16 6AN

\*Guide Price  
**£250,000+**

### A Vacant Three Bedroom Semi Detached House Held on Short Lease

#### Tenure

Leasehold. The property is held on a 50 year lease from 13th March 1998 (thus approximately **22 years unexpired**). The property is subject to a **modern ground rent payable with effect from 13 March 2023 at £23,500 Per Annum**.

#### Location

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

#### Description

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

#### Accommodation

**Ground Floor**  
Two Reception Rooms  
Storage Room

#### First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom  
Separate WC

#### Second Floor

Two Bedrooms

#### EPC Rating E





LOT 66

By Order of the Executors  
**23 East Cliff Road, Tunbridge Wells,  
 Kent TN4 9AE**

\*Guide Price  
**£375,000+**

**A Vacant Three Bedroom Semi Detached House. Potential for 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 St John's Park are within easy reach. Transport links are provided by High Brooms 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  
 WC  
 Storage Room

**First Floor**

Three Bedrooms  
 Bathroom  
 Separate WC

**Exterior**

The property benefits from a rear garden, off street parking for 1-2 cars, and a garage.



LOT 67

**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) arranging 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 68

By Order of the Executors  
15 Gowrie Road, Battersea,  
London SW11 5NN

\*Guide Price  
£275,000+

**A Vacant First Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 5th October 1992 (thus approximately **92 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 69

6 Week Completion Available  
18 Wilton Terrace, Nottingham,  
Nottinghamshire NG6 0EQ

\*Guide Price  
£55,000+

**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 Mill Street Recreation Ground are within easy reach. Transport links are provided by Bulwell rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating F**





LOT 70

**8 Granville Street, Ipswich,  
Suffolk IP1 2JE****\*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 Alderman Park are within easy reach. Transport links are provided by Ipswich 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 yard.

**EPC Rating G**

LOT 70A

**6 Luton Road, Chatham,  
Kent ME4 5AA****\*Guide Price  
£160,000+****A Mixed Use Investment Arranged to Provide a Ground Floor  
Retail Unit and Three Flats (2 x Studios & 1 x Two Bedroom Flat)  
Part Let Producing £4,800 Per Annum****Tenure**

Freehold

**Location**

The property is situated on a mixed use 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 lower ground floor studio flat, a ground floor studio flat, a ground floor retail unit and a first and second floor two bedroom split level flat. The flats require a program of refurbishment, renovation and modernisation (all flats are vacant).

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

Studio Flat

**Ground Floor**

Studio Flat (Kitchen not Fitted)

**Ground Floor**

Retail Unit

**First and Second Floor Flat****First Floor**

Reception Room  
Bathroom  
Kitchen

**Second Floor**

Two Bedrooms

**Exterior**

The lower ground floor studio flat benefits from a private rear garden.

**Tenancy**

The retail unit is subject to a lease at a rent of £400 per calendar month.



LOT 71

**The Annexe 38 Dracaena Crescent, Hayle,  
Cornwall TR27 4EN**

\*Guide Price  
**£90,000+**

**A Vacant Detached Annexe Arranged to Provide Two Self-Contained Flats (1 x Four Bedroom, 1 x Three Bedroom)**

**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 detached annexe arranged to provide two self-contained flats (1 x four bedroom, 1 x three bedroom).

**EPC Rating C**

**Accommodation**

**Flat 1 - Split Level  
Lower Ground and Ground Floors**  
Reception Room with Open-Plan Kitchen  
Three Bedrooms  
Bathroom

**Flat 2 - Split Level  
Ground and First Floors**  
Two Reception Rooms (One with Open-Plan Kitchen)  
Four Bedrooms  
Bathroom

**Exterior**

The property benefits from off street parking.



LOT 72

**26 Portland Road, Nottingham,  
Nottinghamshire NG7 4GN**

\*Guide Price  
**£65,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating F**

**Accommodation**

**Lower Ground Floor**  
Cellar

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

**First Floor**  
Two Bedrooms  
Bathroom

**Second Floor**  
Bedroom

**Exterior**

The property shares a rear garden with 28 Portland Road.





LOT 73

**28 Portland Road, Nottingham,  
Nottinghamshire NG7 4GN****\*Guide Price  
£65,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Forest Recreation Ground are within easy reach. Transport links are provided by Nottingham 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**  
Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms  
Bathroom

**Second Floor**

Bedroom

**Exterior**

The property shares a rear garden with 26 Portland Road.



LOT 74

**Flat 1 Rotherwick Court, 72 Alexandra Road,  
Farnborough, Hampshire GU14 6DD****\*Guide Price  
£100,000+****A Ground Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £15,000 Per Annum****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.

**Tenancy**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating** D

LOT 75

Flat 10 Foley Hall, 58-60 London Road, Reading, Berkshire RG1 5AS

\*Guide Price  
£60,000+

A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £10,172.28 Per Annum

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.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £10,172.28 per annum.

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 75A

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.

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 76

**179 Iron Mill Lane, Crayford, Dartford,  
Kent DA1 4PF**\*Guide Price  
**£145,000+**

**A Vacant One Bedroom Semi Detached Bungalow. A Planning Application has been Submitted for a Loft, Rear and Side Extension to Convert the Property into a Three Bedroom Chalet Bungalow (Awaiting Decision).**

**Planning**

The following planning application has been submitted to Bexley Council (ref: 25/00898/GPDE) on 29th April 2025 : 'The erection of a single storey rear extension which in total (inc previous enlargements) would extend beyond the rear wall of the original house by 6.00 metres, for which the max height would be 3.00 metres, and for which the height of the eaves would be 3.00 metres.' A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

**Tenure**

Freehold

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a rear garden.

**Note**

187 Iron Mill Lane and 21 Russell Close received planning permission for a loft and rear extension in 2025.

**EPC Rating D****Location**

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



LOT 77

**9 Arran Close, Thornaby, Stockton-on-Tees,  
Cleveland TS17 0HJ**\*Guide Price  
**£190,000+**

**A Vacant Three Bedroom Detached Bungalow**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating D**

LOT 78

Flat 28 Rivington Court, Longstone Avenue, Harlesden,  
London NW10 3RL

\*Guide Price  
£180,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 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 Roundwood Park are within easy reach. Transport links are provided by Willesden Junction underground station (Bakerloo line) and rail station.

Description

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

Accommodation

Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Exterior

The property benefits from direct access to communal gardens



LOT 79

Flat 1 Beaumont Court, Upper Clapton Road, Hackney,  
London E5 8BG

\*Guide Price  
£90,000+

A Ground Floor Studio Flat Subject to an Assured Shorthold  
Tenancy Producing £18,000 Per Annum

Tenure

Leasehold. The property is held on a 88 year lease from 25th December 1979 (thus approximately 42 years unexpired).

Location

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

EPC Rating D

Description

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

Accommodation

Ground Floor

Studio Room  
Kitchen  
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,500 per calendar month.





Lot 80

**Barnes House, Barnes Lane, Kings Langley,  
Hertfordshire WD4 9LB**

**\*Guide Price  
£1,500,000+**



**A Substantial Six Bedroom Detached House Measuring Approximately 7,500 sq ft Situated on Nine Acres of Private Land Including an Indoor Swimming Pool, Tennis Court, Four Stables, Tack Room and Large Rear Paddock.**

#### Location

The property is situated on a residential road close to local shops and amenities. Transport links are provided by Kings Langley rail station.

#### Description

The property comprises an impressive six bedroom detached house on a nine acre plot with extensive gardens and facilities. The house itself is in good order.

#### Exterior

The property benefits from off street parking for multiple cars, equestrian facilities (including four stables and a tack room), a courtyard, rear paddock and large gardens. It also benefits from a tennis court and a pool house with an indoor swimming pool and shower room.

#### Accommodation

##### Lower Ground Floor

Cellar  
Wine Cellar  
Plant Room

##### Ground Floor

Boot Room  
Three Reception Rooms  
Kitchen/Diner  
Pantry  
Study  
Bathroom

##### First Floor

Six Bedrooms (One with an En Suite)  
Two Bathrooms  
Dressing Room  
Utility Room



#### Tenure

Freehold

#### Note

Please note the pool house and swimming pool require a full programme of refurbishment.

**EBC Rating E**

# LOT 81

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

\*Guide Price  
**£200,000+**

### 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 82

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

\*Guide Price  
**£250,000+**

### 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 83

**29 Birley Street, Blackpool,  
Lancashire FY1 1EG****\*Guide Price  
£45,000+****A Ground Floor Retail Unit. Offered with Vacant Possession****Tenure**

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

**Description**

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

**Note**

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

**Location**

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

**Accommodation****Ground Floor**

Retail Area

WC

Room

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LOT 84

50 Hampton House, 2 Michael Road, Fulham,  
London SW6 2RL

\*Guide Price  
£800,000+

A Vacant First Floor Two Bedroom Flat

Tenure

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

Location

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

Description

The property comprises a first floor two bedroom flat situated within a purpose built block arranging over ground and six upper floors. The property benefits from multiple communal amenities such as; residents lounge bar, a spa, gym and two cinema rooms.

Accommodation

First Floor

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

Exterior

The flat benefits from two private balconies and allocated parking. The property benefits from a residents lounge bar, communal dining room, private meeting rooms, a swimming pool, sauna and steam room, a gym, two cinema rooms and a games room.

EPC Rating B



LOT 85

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 86

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

\*Guide Price  
£1,400,000+



### 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 of £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 87

107 Sandhurst Street, Liverpool,  
Merseyside L17 7BU

\*Guide Price  
£115,000+

**A Vacant Three 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 Princes Park are within easy reach. Transport links are provided by St Michaels rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Through Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 88

Flat 44 Lexington House, 35 Park Lodge Avenue, West  
Drayton, Middlesex UB7 9FJ

\*Guide Price  
£140,000+

**A Vacant Fourth Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 31st December 2006 (thus approximately 981 years unexpired).

**Location**

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

**Description**

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

**Accommodation**

**Fourth Floor**

Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private balcony.

**EPC Rating B**





LOT 89

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 90

5 Walpole Buildings, Church Street, Rickmansworth,  
Hertfordshire WD3 1BU\*Guide Price  
£150,000+**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 Rickmansworth Park are within easy reach. Transport links are provided by Croxley underground station (Metropolitan line) and Rickmansworth rail station.

**Description**

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

**EPC Rating D****Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 1996 (thus approximately **96 years unexpired**).

**Accommodation****First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from allocated parking.



# LOT 90A

## Flat 25 The Whitehouse, 69 Berrywood Drive, Northampton, Northamptonshire NN5 6GQ

\*Guide Price  
**£100,000-£130,000**

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

#### Tenure

Leasehold. The property is held on a 99 year lease from the 1st January 2005 (thus approximately 78 years unexpired).

#### Location

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

#### Description

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

#### EPC Rating C

#### Accommodation

##### Ground Floor

Bedroom  
Bathroom

##### First Floor

Reception Room with Open-Plan Kitchen

#### Exterior

The property benefits from communal gardens and off street parking.



# LOT 91

## 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 92

**23A Chapel Street, Petersfield,  
Hampshire GU32 3DY**\*Guide Price  
**£85,000+****A Vacant First and Second Floor Four Room Split Level Flat****Location**

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

**Description**

The property comprises a first and second floor four room split level flat situated within an end of terrace building arranging over ground and two upper floors.

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 1988 (thus approximately **88 years unexpired**).

**Accommodation**

**First Floor**  
Kitchen/Diner  
Room

**Second Floor**  
Three Rooms (One with En-Suite)  
Bathroom

**EPC Rating E**

LOT 93

**Flat 3, 26 Bank Street, Ashford,  
Kent TN23 1BE**\*Guide Price  
**£50,000+****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 94

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

**EPC Rating D**

**Joint Auctioneers**

**HAMMERED**



LOT 95

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

\*Guide Price  
£200,000+

**A Vacant Four Bedroom Detached House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Weaver Springs Play Park are within easy reach. Transport links are provided by Hinckley rail station and the M69.

**Description**

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

**EPC Rating C**

**Accommodation**

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

**First Floor**

Four Bedrooms (One with En-Suite)  
Bathroom

**Exterior**

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





LOT 96

**13D Grove Road, Southampton,  
Hampshire SO15 3HH**

\*Guide Price

**£60,000-£70,000****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 97

**Land and Garages at Hereford Avenue, Newcastle,  
Staffordshire ST5 3ED**

\*Guide Price

**£20,000-£60,000****Twelve Garages Situated on a Plot of Land Measuring  
Approximately 0.28 Acres (11,115 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 Bunny Hill Play Area are within easy reach. Transport links are provided by Stoke-on-Trent rail station.

**Description**

The lot comprises twelve garages situated on a plot of land measuring approximately 0.28 Acres (11,115 sq ft).

**Note**

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



LOT 98

By Order of the Executors  
55 Reservoir Road, Solihull,  
West Midlands B92 8BA

\*Guide Price  
£295,000+

**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 Olton Jubilee Park are within easy reach. Transport links are provided by Olton 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  
Lean To Conservatory

**First Floor**  
Three Bedrooms  
Bathroom  
Separate WC

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



LOT 99

71 Croftdown Road, Birmingham,  
West Midlands B17 8RE

\*Guide Price  
£600,000+

**A Six Bedroom Semi Detached House Subject to an Unknown Occupancy. Potential for Side 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 Woodgate Valley Country Park are within easy reach. Transport links are provided by Five Ways rail station.

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

**Tenancy**  
The house is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy.

**EPC Rating D**

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

**First Floor**  
Four Bedrooms  
Bathroom

**Second Floor**  
Two Bedrooms  
Bathroom

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

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





LOT 100

**4 Silver Street, Minting, Horncastle,  
Lincolnshire LN9 5RP****\*Guide Price  
£225,000+****A Vacant Three Bedroom Detached House with a Large Garden****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Wolds Wildlife Park are within easy reach. Transport links are provided by the A158.

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating G**

LOT 101

**138 Bedminster Down Road, Bristol,  
Avon BS13 7AF****\*Guide Price  
£275,000+****A Vacant Six Room Detached House****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a six room detached house arranging over lower ground, ground and two upper floors. The property has been granted an HMO license.

**Accommodation**

Cellar  
Room

**Ground Floor**

Three Rooms  
Kitchen  
Shower

**First Floor**

Three Rooms  
Bathroom

**Second Floor**

Room  
Loft Space

**Exterior**

The property benefits from a workshop at the rear.

**EPC Rating E**

## LOT 102 | 77 Discovery Walk, Wapping, London E1W 2JG

\*Guide Price  
**£695,000+**

### A Three Bedroom End of 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 103 | 59 Lawton Road, Alsager, Stoke-on-Trent, Staffordshire ST7 2DA

\*Guide Price  
**£160,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating D**

**Accommodation**

**Lower Ground Floor**

Cellar

**Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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





LOT 104

299 Brimington Road, Chesterfield,  
Derbyshire S41 0TD\*Guide Price  
**£120,000+****A Vacant Three Bedroom Detached House Situated on a Large Plot of Land. Potential for Loft, Side and Rear Extensions (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

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

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



LOT 105

14 York Terrace, Birchington,  
Kent CT7 9AZ\*Guide Price  
**£150,000+****A Vacant Three Bedroom Mid Terrace House with Sea Views****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Crispe Park are within easy reach. Transport links are provided by Birchington-on-Sea 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  
Storage Room  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating F**

# 106

## 24 Corringham Road, Stanford-le-Hope, Essex SS17 0AH

\*Guide Price  
**£180,000+**

**A Mixed Use Detached Building Arranged to Provide a Vacant Ground Floor Shop and a First Floor Flat (Sold Off). Offered With Planning Permission to Convert the Rear of The Shop into Two Flats.**

### Tenure

Freehold

### Location

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

### Planning

Thurrock Borough Council granted the following planning permission (ref: 24/01257/PAOFFR) on 3rd February 2025 : 'Prior Approval under Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 3, Class MA for the conversion of the rear of the commercial unit (Use class E) into 2x residential dwellings (Use Class C3) consisting of 1x studio flat and 1x 1bed flat)'.

### Description

The property comprises a detached building over ground and first floors arranged to provide a vacant ground floor shop and a first floor flat (sold off).

### Accommodation

**Ground Floor**  
Retail Unit  
Kitchen

G.I.A Approximately 59 sq m (632 sq ft)

**First Floor**  
Flat (Sold Off)

### Exterior

The property benefits from a rear garden.

### Tenancy

The first floor flat has been sold off on a 125 year lease from 29th September 1988.

**EPC Rating C**



### Note

The seller has advised the current ground rent for 24a Corringham Road is £150 per annum.

# 107

## 4 Buckhurst Close, Eastbourne, East Sussex BN20 9EF

\*Guide Price  
**£225,000+**

**A Vacant Two Bedroom Detached Bungalow**

### Tenure

Freehold

### Location

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

### Description

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

**EPC Rating D**

### Accommodation

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

### Exterior

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

**Joint Auctioneers**

**HAMMERED**





LOT 108

**55B High Street North, Dunstable,  
Bedfordshire LU6 1JF****\*Guide Price  
£55,000+****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 109

**Flat 403 Jubilee Heights, 1 Shoot Up Hill, Kilburn,  
London NW2 3UQ****\*Guide Price  
£325,000+****A Fourth Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £24,000 Per Annum****Tenure**

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

**Location**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing 5th August 2023 at a rent of £2,000 per calendar month.

**Description**

The property comprises a fourth floor two bedroom flat situated within a purpose built block arranged over ground and seven upper floors. The property benefits from a 24 hour concierge, lift access, a swimming pool and a gym.

**Accommodation****Fourth Floor**

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

**EPC Rating B**

# LOT 110

## 208 Pennymead, Harlow, Essex CM20 3JF

\*Guide Price  
**£80,000+**

### A Vacant Tenth Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 19th January 1987 (thus approximately **86 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

#### Exterior

The property benefits from a shared balcony.

#### EPC Rating D



# LOT 111

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

\*Guide Price  
**£155,000+**

### 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 112

## 1 Fore Street, Wellington, Somerset TA21 8AA

\*Guide Price  
**£100,000+**

### A Ground Floor Retail Unit Fully Let Producing £15,000 Per Annum

#### Location

The property is situated in Wellington city centre close to local shops and amenities. Nearby multiples include Boots Pharmacy, JD Wetherspoon and Asda. The open spaces of Wellington Park are within easy reach. Transport links are provided by Taunton rail station and the M5.

#### Tenure

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

#### Accommodation Ground Floor Retail Unit

#### Tenancy

The property is subject to a lease at a rent of £15,000 per annum.

#### Description

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



# LOT 113

## 1A Fore Street, Wellington, Somerset TA21 8AA

\*Guide Price  
**£100,000+**

### Vacant First and Second Floor Self-Contained Ancillary Space Offered With Planning Permission to Convert into Four Flats (4 x One Bedroom)

#### Description

The property comprises first and second floor self-contained ancillary space situated within a mid terrace building arranging over ground and two upper floors.

#### Planning

Somerset Borough Council granted the following planning permissions (ref: 43/23/0063/CG) on 12th June 2023 : 'Application to determine if Prior Approval is required for a proposed change of use from commercial, business and service (Use Class E) to mixed use including 2 No. flats' and (ref: 43/23/0035) on 23rd March 2023 : 'Change of use of second floor from offices (Class E) into 2 No. residential units'.

#### Tenure

Freehold

#### Location

The property is situated in Wellington city centre close to local shops and amenities. The open spaces of Wellington Park are within easy reach. Transport links are provided by Taunton rail station and the M5.

#### Accommodation First Floor Ancillary Space

#### Second Floor Ancillary Space



LOT 114

The Office Nightclub, 16A St Mary's Street, Truro,  
Cornwall TR1 2AF

\*Guide Price  
£150,000+

**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 115

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

\*Guide Price  
£30,000-£90,000

**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 116

## 35 Bucklers Way, Carshalton, Surrey SM5 2DZ

\*Guide Price  
**£140,000+**

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

#### Tenure

Leasehold. The property is held on a 99 year lease from 31st August 1976 (thus approximately **50 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Tenancy

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

#### EPC Rating D



# LOT 117

## By Order of the Executors 14 Bagot Street, West Hallam, Ilkeston, Derbyshire DE7 6HA

\*Guide Price  
**£80,000+**

### 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 Stanley Village Park are within easy reach. Transport links are provided by Ilkeston rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.



LOT 118

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

\*Guide Price  
£450,000+

### 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 119

3 Trentham Place, Leeds,  
West Yorkshire LS11 6HR

\*Guide Price  
£165,000+

### A Five Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £27,600 Per Annum

#### 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 five bedroom mid terrace house arranging over lower ground, ground and two upper floors. The property has recently been refurbished.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £2,300 per calendar month.

#### Accommodation

##### Lower Ground Floor

Bedroom with En-Suite  
Reception Room

##### Ground Floor

Reception Room  
Kitchen

##### First Floor

Two Bedrooms  
Bathroom

##### Second Floor

Two Bedrooms (Both with En-Suites)

#### EPC Rating D





LOT 120

## Flat 1-7 Prices Court, Gwyddon Road, Abercarn, Caerphilly County Borough NP11 5GX

\*Guide Price  
**£100,000+**

**A Vacant Development Site Comprising of Seven Derelict Flats (2 x Two Bedroom, 5 x One Bedroom) Situated on a Plot of Land Measuring Approximately 810 sq m (8,719 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 Gwyddon Valley are within easy reach. Transport links are provided by Newbridge rail station.

### Description

The property comprises a development site comprising of seven derelict flats (2 x two bedroom, 5 x one bedroom) situated on a plot of land measuring approximately 810 sq m (8,719 sq ft). The property requires a program of refurbishment.

### Accommodation

#### Ground and First Floors

2 x Two Bedroom Flats

5 x One Bedroom Flats

### Tenancy

We understand Flat 2 is subject to a lease for a term of 25 years expiring 2031.

### Note

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



LOT 121

By Order of the Executors

## The Coppice, Hazler Road, Church Stretton, Shropshire SY6 7AF

\*Guide Price  
**£275,000+**

**A Vacant Three Bedroom Detached Bungalow Situated on a Large Plot of Land**

### Tenure

Freehold

### Location

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

### Description

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

### Accommodation

#### Ground Floor

Reception Room

Kitchen

Three Bedrooms

Bathroom

### Exterior

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



# LOT 122

## 3A Brent Mansions, Brent Street, Hendon, London NW4 2HJ

\*Guide Price  
**£225,000+**

### A Vacant First Floor Two Room Flat

#### 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 first floor two room flat situated within a mid terrace building arranging over ground and two upper floors.

**EPC Rating C**

#### Tenure

Leasehold. The property is held on a 189 year lease from 1st January 1988 (thus approximately **151 years unexpired**).

#### Accommodation

##### First Floor

Reception Room with Open-Plan Kitchen  
Two Rooms  
Bathroom

#### Exterior

The property benefits from allocated parking.



# LOT 123

## 46 Woodland Way, Devizes, Wiltshire SN10 5LB

\*Guide Price  
**£135,000+**

### A Vacant Three Bedroom Semi Detached House

#### Tenure

Freehold

#### Location

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

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

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

**EPC Rating F**





## LOT 124 | 15A Hilldene Avenue, Romford, Essex RM3 8YL

\*Guide Price  
**£285,000+**

### A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £21,600 Per Annum

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bosworth Field are within easy reach. Transport links are provided by Harold Wood underground station (Elizabeth line) and the M25.

#### Description

The property comprises a three bedroom semi detached house arranging 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 rear garden and off street parking.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,800 per calendar month.



## LOT 125 | Land at Hexton Road, Glastonbury, Somerset BA6 8HL

\*Guide Price  
**£65,000+**

### A Plot of Land Measuring Approximately 362 sq m (3,897 sq ft) Offered With Planning Permission for the Erection of a Four Bedroom House (Works Commenced)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Windmill Hill Play Area are within easy reach. Transport links are provided by Castle Cary rail station and the A39.

#### Planning

Somerset Borough Council granted the following planning permission (ref: 2018/2849/FUL) on 26th March 2019 : 'Erection of No.4 semi-detached dwellinghouses with access from Rowley Road and No.1 detached dwellinghouse with access from Hexton Road'. Works have commenced.

#### Description

The lot comprises a plot of land measuring approximately 362 sq m (3,897 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 126 | 25 Avenue Road, Dover, Kent CT16 2PX

\*Guide Price  
**£130,000+**

### 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 127 | 43 Innes Road, Horsham, West Sussex RH12 4JQ

\*Guide Price  
**£235,000+**

### 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 128

**Land Adjacent to Adstock Way, Paggete Way & Hogg Lane,  
Grays, Essex RM17 5JA****\*Guide Price  
£275,000+****A Plot of Land Measuring Approximately 0.4 Acres / 1,619 sq m (17,424 sq ft) Offered With Planning Permission in Principle to Erect Eight Houses (8 x Three Bedroom Houses)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.4 Acres / 1,619 sq m (17,424 sq ft).

**Planning**

Thurrock Borough Council granted the following planning permission (ref: 23/01480/PIP) on 24th January 2024 : Permission in Principle for residential development of 8 dwellings'.

**Note**

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



LOT 129

**Flat 1, 48 Dover Road, Folkestone,  
Kent CT20 1LD****\*Guide Price  
£60,000+****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 Folkestone 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 130

## 20 Hood Road, Rainham, Essex RM13 8AT

\*Guide Price  
**£250,000+**

### A Two Bedroom Detached Bungalow Subject to an Assured Shorthold Tenancy Producing £18,000 Per Annum

#### Tenure

Freehold

#### Location

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

#### Description

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

EPC Rating E

#### Accommodation

##### Ground Floor

Large Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,500 per calendar month.



# LOT 131

## By Order of the Executors 72 Moseley Road, Annesley, Nottingham, Nottinghamshire NG15 0AB

\*Guide Price  
**£75,000+**

### 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 Acacia Park are within easy reach. Transport links are provided by Newstead 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  
Bathroom

##### First Floor

Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

EPC Rating D





LOT 132

By Order of the LPA Receivers  
**Flat 3, 8 Endsleigh Road, West Ealing,  
 London W13 0RE**

\*Guide Price  
**£180,000+**

### A Second Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 24th June 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 Drayton Green are within easy reach. Transport links are provided by West Ealing underground station (Elizabeth line) and rail station.

**EPC Rating D**

#### Description

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

#### Accommodation

**Second Floor**  
 Reception Room with Open-Plan Kitchen  
 Bedroom  
 Bathroom



LOT 133

**3 Clough Lane, Werrington, Stoke-on-Trent,  
 Staffordshire ST9 0DD**

\*Guide Price  
**£125,000+**

### A Vacant Two Bedroom Detached Bungalow

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Meigh Road Playing Fields are within easy reach. Transport links are provided by Stoke-on-Trent rail station and the A52.

#### Description

The property comprises a two bedroom detached bungalow arranging over the lower ground and ground floors.

#### Accommodation

**Lower Ground Floor**  
 Cellar

#### Ground Floor

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

#### Exterior

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

**EPC Rating E**



LOT 134

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

\*Guide Price  
£100,000+

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

#### Tenure

Leasehold. The property is held on a 125 year lease from 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 property is subject to an Assured Shorthold Tenancy at a rent of £1,750 per calendar month.



LOT 135

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

\*Guide Price  
£385,000+

### 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 136

20 Royston Court, Potton, Sandy,  
Bedfordshire SG19 2NJ\*Guide Price  
**£120,000+**

**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 137

66 The Martyrs Close, Coventry,  
West Midlands CV3 5FL\*Guide Price  
**£135,000-£155,000****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 Whitley Common Recreation Ground are within easy reach. Transport links are provided by Coventry (COV) 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  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating D**

LOT **138** | **By Order of the Executors**  
**45 Normandale Road, Liverpool,**  
**Merseyside L4 8UG**

\*Guide Price  
**£95,000+**

**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 Walton Clubmoor Ground are within easy reach. Transport links are provided by Kirkdale 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  
Separate WC

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

**EPC Rating** C



LOT **139** | **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 140

16A Alpha Road, Croydon,  
Surrey CR0 6TH\*Guide Price  
£265,000+**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 140A

Cooriedoon Nursing Home, Main Street, Whiting Bay,  
Brodict, North Ayrshire KA27 8QH\*Guide Price  
£300,000+**A Vacant Twenty Seven Bedroom Detached Former Nursing Home****Tenure**

Freehold

**Location**

The property is situated on a residential road on the shore front and close to local shops and amenities. The open spaces of Seawinds Playing Fields are within easy reach. Transport links are provided by the A841.

**Description**

The property comprises a twenty seven bedroom detached former nursing home arranging over ground and two upper floors.

**Exterior**

The property benefits from a car park, large front and rear gardens, a rooftop balcony and a summer house to the rear.

**Accommodation****Ground Floor**

Three Reception Rooms  
Kitchen  
Nine Bedrooms (Two with En-Suite)  
Eight Storage Rooms  
Bathroom  
Six Separate WC's

**First Floor**

Fourteen Bedrooms (Five with En-Suites)  
Four Storage Rooms  
Four Bathrooms  
Separate WC

**Second Floor**

Reception Room  
Kitchen  
Five Bedrooms (Three with En-Suites)



LOT 141

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

\*Guide Price  
£140,000+

**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 142

By Order of the Executors  
5 Woodlea Place, Meanwood, Leeds,  
West Yorkshire LS6 4SB

\*Guide Price  
£290,000+

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from both front and rear gardens and an internal garage.





LOT 143

**Flat 152 Discovery Dock Apartments East, 3 South Quay Square, Isle of Dogs, London E14 9RZ****\*Guide Price  
£455,000+****A Twenty First Floor Two Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of St John's Park are within easy reach. Transport links are provided by Canary Wharf underground station (jubilee line) and Limehouse rail station.

**Description**

The property comprises a twenty first floor two bedroom flat situated within a purpose built block arranging over ground and twenty two upper floors. The property benefits from communal amenities including 24 hour concierge and gym and pool access.

**Tenure**

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

**Accommodation**

**Twenty First Floor**  
Reception Room with Open-Plan Kitchen  
Two Bedrooms (Both with En-Suites)

**Exterior**

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

**EPC Rating C****On the Instructions of**

LOT 144

**Flat 402 Maritime House, Greens End, Woolwich, London SE18 6HB****\*Guide Price  
£165,000+****A Vacant Fourth Floor Two Bedroom Flat****Location**

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

**Description**

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

**Exterior**

The property benefits from a private balcony.

**EPC Rating D****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 2004 (thus approximately **103 years unexpired**).

**Accommodation**

**Fourth Floor**  
Reception Room  
Kitchen  
Two Bedrooms (One With En-Suite)  
Bathroom

**On the Instructions of**

## LOT 145 | 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 146 | Flats 1-4, 89 Bolckow Road, Grangetown, Redcar and Cleveland TS6 7ED

\*Guide Price  
**£100,000+**

### A Mid Terrace Building Arranged to Provide Four Flats (3 x One Bedroom, 1 x Studio) Fully Let Producing £25,200 Per Annum

#### Tenure

Virtual Freehold. 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 Mannion Nature Park 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 (3 x one bedroom, 1 x studio).

#### Tenancy

The property is subject to individual tenancies at a combined rent of £2,100 per calendar month.

#### Accommodation

**Ground Floor**  
**Flat 1**  
Reception Room with Open-Plan  
Kitchen  
Bedroom (with En-Suite)

**Flat 2**  
Reception Room with Open-Plan  
Kitchen  
Bedroom (with En-Suite)

**First Floor**  
**Flat 3**  
Studio Room (with En-Suite)

**Flat 4**  
Reception Room with Open-Plan  
Kitchen  
Bedroom (with En-Suite)





LOT 147

**Flat 9 Lyndhurst House, Ellisfield Drive, Putney,  
London SW15 4DR****\*Guide Price  
£150,000+****A Fourth Floor Two Room Flat Subject to an Assured Shorthold  
Tenancy Producing £22,800 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 26th September 1988 (thus approximately **89years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Roehampton Creation Centre are within easy reach. Transport links are provided by Richmond underground station (District line) and overground station and Barnes rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,900 per calendar month.

**Description**

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

**Accommodation**

**Fourth Floor**  
Reception Room with Open Plan Kitchen  
Two Rooms  
Bathroom

**Exterior**

The property benefits from a private balcony.

**EPC Rating C**

LOT 148

**Jour De Fete, Riverside, Wraysbury, Staines-upon-Thames, Middlesex TW19 5JN****\*Guide Price  
£425,000+****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 149

## Outbuilding to the Rear of 17 St Germans Road, Lewisham, London SE23 1RH

\*Guide Price  
**£65,000+**

**A Vacant Single Storey Detached Outbuilding Currently Arranged as an Office. Potential to Convert to Residential Use (Subject to Obtaining all Relevant Consents)**

### Location

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

### Description

The property comprises a single storey detached outbuilding currently arranged as an office. The property benefits from independent side access.

### Tenure

Freehold

### Accommodation

Ground Floor  
Office Space

### Exterior

The property benefits from a private front yard.



# LOT 150

## Flat 88 Golding House, 11 Beaufort Square, Colindale, London NW9 5YS

\*Guide Price  
**£380,000+**

**A Vacant Seventh Floor Two Bedroom Flat**

### Tenure

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

### Location

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

### Description

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

### Accommodation

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

### Exterior

The property benefits from a balcony.





LOT 151

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

\*Guide Price  
**£375,000+**

### A Sixth Floor Two Bedroom Flat

#### Tenure

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

#### Location

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

#### Description

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

#### Accommodation

##### Sixth Floor

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

#### Exterior

The property benefits from a private balcony and allocated parking.

#### EPC Rating B

#### On the Instructions of



LOT 152

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

\*Guide Price  
**£85,000+**

### 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 153

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 154

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 155

**33 and 33A Hanover Road, Tottenham,  
London N15 4DL****\*Guide Price  
£20,000-£30,000****A Freehold Reversionary Ground Rent Investment Secured Upon  
Two Self-Contained Flats with 60 Years Remaining on Each Flat****Tenure**

Freehold

**Location**

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

**Note**

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

**Description**

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

**Tenancy**

Each flat is sold off on a 99 year lease from 24th June 1985 (thus approximately **60 years unexpired**) at a ground rent of £50 per annum.

**Accommodation & Tenancy Schedule**

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

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**Auction  
House  
LONDON**



**Lots 156 - 228**

**Next Page >>>**



# 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 0.2 Acres / 809 sq m / 8,712 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 Margate rail station.

### Description

The lot comprises a plot of land measuring approximately 0.2 Acres / 809 sq m / 8,712 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

## Part of Harestock Farm Estate Winchester, Hampshire SO22 6LG

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 5.1 Acres / 20,639 sq m / 222,156 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 Burley Road Playground are within easy reach. Transport links are provided by Winchester rail station.

### Description

The lot comprises land and roadways measuring approximately 5.1 Acres / 20,639 sq m / 222,156 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

## Land On The West Side Of Winchester Road, Andover, Hampshire SP10 2HS

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.68 Acres / 2,752 sq m / 29,621 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 Rooksbury Mill Local Nature Reserve are within easy reach. Transport links are provided by Andover rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.68 Acres / 2,752 sq m / 29,621 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

## Phase B Stage 1 Parkwood Estate, Gillingham, Kent ME8 9RE

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 3.74 Acres / 15,135 sq m / 162,914 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 Mutley Meadows are within easy reach. Transport links are provided by Rainham rail station.

**Description**

The lot comprises land and roadways measuring approximately 3.74 Acres / 15,135 sq m / 162,914 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 And Buildings Lying To The North Of Lovelace Close, Forming Part Of Park Wood Estate, Rainham, Kent ME8 9QS

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.03 Acres / 145 sq m / 1,560 sq ft**

### Tenure

Freehold

### Location

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

### Description

The lot comprises a plot of land measuring approximately 0.03 Acres / 145 sq m / 1,560 sq ft.

### Note

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



LOT 161

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

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 1.01 Acres / 4,087 sq m / 43,996 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 Mutley Meadows are within easy reach. Transport links are provided by Rainham rail station.

### Description

The lot comprises land and roadways measuring approximately 1.01 Acres / 4,087 sq m / 43,996 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 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 / 239 sq m / 2,570 sq ft**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Mutley Meadows 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 / 239 sq m / 2,570 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 Rainham Park Estate, Rainham, Kent ME8 9ER

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.06 Acres / 259 sq m / 2,790 sq ft**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 0.06 Acres / 259 sq m / 2,790 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

**Part of Fox Burrow Wood Maidstone Road, Gillingham,  
Kent ME8 9LF****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.10 Acres / 469 sq m /  
5,050 sq ft****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.10 Acres / 469 sq m / 5,050 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

**Flat 30, 34 Long Lane, Southwark,  
London, SE1 4NN****\*Guide Price  
£200,000+****A Second Floor Studio Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 29th June 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 Tabard Gardens are within easy reach. Transport links are provided by Borough underground station (Northern line) and London Bridge rail station.

**Description**

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

**Accommodation****Second Floor**

Studio Room with Kitchenette  
Bathroom



## LOT 166 | Land To the North of 25 Baker Road, Runcorn, Halton WA7 4EU

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 1,243 sq m (13,376 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 1,243 sq m (13,376 sq ft). The site previously provided lock-up garages but they have since been demolished.

**Note**

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



## LOT 167 | 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 168

## 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 169

## 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 170

## 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 171

## Land at Nicola Close, Harrow, Middlesex HA3 5HZ

\*Guide Price  
**£90,000+**

### A Plot of Land Measuring Approximately 349 sq m (3,756 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

#### Tenure

Freehold

#### Location

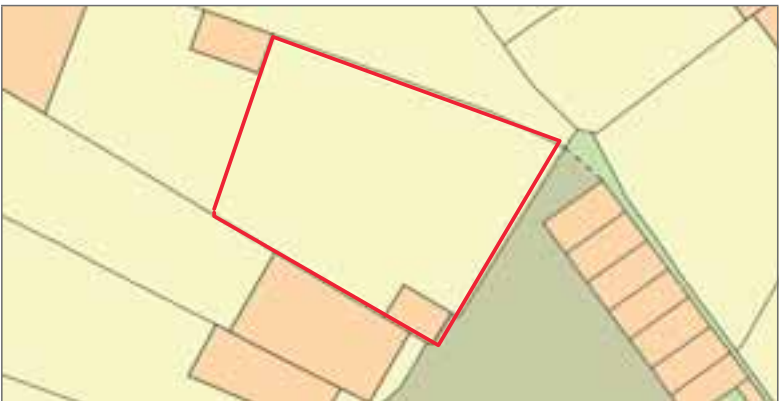
The land is situated on a residential road close to local shops and amenities. The open spaces of Byron Park are within easy reach. Transport links are provided by Harrow & Wealdstone underground (Bakerloo line), rail and overground stations. Please note access is via Nicola Close.

#### Description

The lot comprises a plot of land measuring approximately 349 sq m (3,756 sq ft). Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

#### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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. Plans have been drawn up for the erection of dwelling. No planning has been approved for this scheme. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.





LOT 172

**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 173

**By Order of the Executors  
44 Corinthian Avenue, Grimsby, South Humberside DN34 4QT****\*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 Kingston Gardens are within easy reach. Transport links are provided by Grimsby Town rail station.

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



LOT 174

By Order of the Executors  
**Flat 24 Harwood Court, Harwood Road, Stockport,  
Cheshire SK4 3BE**

\*Guide Price  
**£50,000+**

**A Vacant First Floor Studio Flat**

**Tenure**

Leasehold. The property is held on a 957 year lease from 15th November 2018 (thus approximately **951 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**First Floor**

Studio Room  
Kitchen  
Bathroom

**Exterior**

The property benefits from communal gardens.



LOT 175

**21 Limetrees Close, Middlesbrough,  
Cleveland TS2 1SL**

\*Guide Price  
**£15,000-£30,000**

**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 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.

**EPC Rating E**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.





LOT 176

**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 177

**2 Moore Street, Stoke-on-Trent, Staffordshire ST6 2HF**\*Guide Price  
**£45,000+****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 arranged 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 178

19 Peel Street, Coventry,  
West Midlands CV6 5DU

\*Guide Price  
£165,000+

**A Six Bedroom Mid Terrace HMO Part Let Producing £21,480 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 £21,480 per annum.

**Note**

Potential for a rent increase.

**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 179

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.





LOT 180

**Flat 2 Castella, Higher Contour Road, Kingswear,  
Dartmouth, Devon TQ6 0AY****\*Guide Price  
£230,000+****A Vacant First Floor Two Bedroom Flat****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 Dartmouth 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.

**Tenure**

Share of Freehold. The property is held on a 999 year lease from 1st July 1989 (thus approximately **963 years unexpired**).

**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 181

**Flat 9 Albany Court, Dallow Road, Luton,  
Bedfordshire LU1 1NP****\*Guide Price  
£75,000+****A Vacant Second Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1988 (thus approximately **63 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens and off street parking.

**EPC Rating C**

LOT 182

Garage at Rear of 150 Seely Road, Tooting,  
London SW17 9RH

\*Guide Price  
£10,000+

A Vacant Single Storey Lock-Up Garage

Tenure

Freehold

Description

The property comprises a single storey lock-up garage.

Location

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



LOT 183

57 North Marine Road, Scarborough,  
North Yorkshire YO12 7HT

\*Guide Price  
£215,000+

An End of Terrace Building Arranged to Provide Four Flats (4 x Two Bedroom) Fully Let Producing £24,230.40 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises an end of terrace building arranged to provide four flats (4 x two bedroom). The property requires a program of refurbishment.

Exterior

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

Tenancy

The property is subject to individual tenancies at a combined rent of £2,019.20 per calendar month.

Accommodation

Flat 1

Ground and First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Flat 2

First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Flat 3

Second Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Flat 4

Third Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom





LOT 184

112 Briton Ferry Road, Neath,  
West Glamorgan SA11 1AT\*Guide Price  
£40,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear yard.

**EPC Rating D**

LOT 185

Land at 2A School Lane, Maidstone,  
Kent ME15 8DU\*Guide Price  
£110,000+**A Plot of Land Measuring Approximately 301 sq m (3,240 sq ft) Offered With Planning Permission for the Erection of a Four Bedroom House****Tenure**

Freehold

**Location**

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

**Planning**

Maidstone Borough Council granted the following planning permission (ref: 20/505808/FULL) on 4th June 2021 : 'Application for variation of condition 2 (materials) and minor material amendment to approved plans condition 9 (to allow changes to materials and fenestration, the addition of solar panels and replacement of rear gable with rear dormer) pursuant to 15/506025/FULL for - New attached single residential development'. Works have commenced.

**Description**

The lot comprises a plot of land measuring approximately 301 sq m (3,240 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 **186**

**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.



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LOT 187

By Order of the Executors  
**3 Nasmyth Street, Horwich, Bolton,  
 Lancashire BL6 5PD**

\*Guide Price  
**£75,000+**

### A Vacant Two Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Old Station Park are within easy reach. Transport links are provided by Blackrod (BLK) 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

##### First Floor

Two Bedrooms  
 Bathroom

#### Exterior

The property benefits from a rear yard.



LOT 188

**42A West Street, Portchester, Fareham,  
 Hampshire PO16 9UN**

\*Guide Price  
**£120,000+**

### A First Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £12,600 Per Annum

#### Location

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

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £12,600 per annum.

#### Tenure

Leasehold. The property is held on a new 150 year lease.

#### Accommodation

##### First Floor

Reception Room  
 Kitchen  
 Three Bedrooms  
 Study Room  
 Bathroom

#### Exterior

The property benefits from a private balcony and roof terrace.

#### EPC Rating E



LOT **189** | 18-20 Alexandra Road, Blackpool,  
Lancashire FY1 6BU

\*Guide Price  
**£350,000+**



**A Vacant Substantial Detached Building Arranged to Provide a Eighteen Bedroom Hotel with a Private Two Bedroom Flat**

**Location**

The property is situated on a mixed use road within walking distance of Blackpool Promenade and local shops and amenities. The open spaces of Blackpool Beach and George Bancroft Park are also within easy reach. Transport links are provided by Blackpool South rail station.

**Description**

The property comprises a substantial detached building arranged to provide a sixteen bedroom hotel with a two bedroom flat benefiting from two private entrances and two private parking spaces.. Part of the property requires a program of refurbishment.

**Tenure**

Freehold

**Accommodation**

**Lower Ground Floor**

Two Cellars

**Ground Floor**

Two Reception Rooms

Kitchen

WC

Bar

**Private Flat**

Reception Room with Open-Plan Kitchen

Two Bedrooms

Two Bathrooms

**First Floor**

Eight Bedrooms (all with En-Suites)

**Second Floor**

Eight Bedrooms (all with En-Suites)

**Exterior**

The property benefits from 20 car parking spaces in a gated car park and a communal front garden.





LOT 190

Flat 1, 47 High Street, Cheadle,  
Staffordshire ST10 1AR\*Guide Price  
£35,000+**A Vacant First Floor One Bedroom Flat****Tenure**

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

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Cheadle Park Wood are within easy reach. Transport links are provided by Blythe Bridge rail station and the A50.

**EPC Rating** G

**Description**

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

**Accommodation****First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 191

18 Dell Close, Waterlooville,  
Hampshire PO7 5AY\*Guide Price  
£225,000+**A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

**Location**

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

**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

**Accommodation****Ground Floor**

Large Reception Room/Diner  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



## LOT 192 | Flats 1 & 2, 12 Sun Street, Stockton-on-Tees, Cleveland TS18 3PR

\*Guide Price  
**£55,000-£65,000**

**An End of Terrace Building Arranged to Provide Two Flats Fully Let Producing £16,200 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises an end of terrace building arranged to provide two flats (2 x one bedroom).

**Tenancy**

The property is subject to two individual tenancies at a combined rent of £1,350 per calendar month.

**Accommodation**

**Ground Floor**

**Flat 1**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**First Floor**

**Flat 2**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**



## LOT 193 | 35 West Road, Mexborough, South Yorkshire S64 9NL

\*Guide Price  
**£80,000+**

**A Freehold Detached Building Arranged to Provide Six Letting Rooms Part Let Producing £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 194 | 12 River Gardens, Feltham, Middlesex TW14 0RE

\*Guide Price  
**£90,000+**

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

#### Tenure

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

#### Location

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

#### Tenancy

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

#### Description

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a private rear garden.

**EPC Rating D**



## LOT 195 | 187A Dartford Road, Dartford, Kent DA1 3EW

\*Guide Price  
**£65,000+**

### 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 196

## 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 arranging 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 197

## 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 198

Flat 18 Kingsley Court, Windsor Way, Aldershot,  
Hampshire GU11 1HZ\*Guide Price  
£10,000-£30,000**A Vacant First Floor Two Bedroom Retirement Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st February 2006 (thus approximately **106 years unexpired**).

**Location**

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

**EPC Rating B****Description**

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

**Accommodation**

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



LOT 199

Land Adjacent of 12 Windridge Close, St. Albans,  
Hertfordshire AL3 4JP\*Guide Price  
£15,000+**A Plot of Land Measuring Approximately 172 sq m (1,851 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The site comprises a roughly rectangular shaped plot measuring approximately 172 sq m (1,851 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.



# 200

## Basement Area, 190 Stanstead Road, Lewisham, London SE23 1DA

\*Guide Price  
**£5,000+**

### A Vacant Lower Ground Floor Basement Area

**Tenure**  
Leasehold. The basement area is held on a 99 year lease from 1st February 2020 (thus approximately **94 years unexpired**).

**Description**  
The property comprises a lower ground floor basement area, accessed via a ground floor flat, situated within a mid terrace building arranging over ground and two upper floors. The basement currently has limited head height but there may be potential for excavation and development (subject to obtaining all necessary consents).

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

**Accommodation**  
Access to the basement is via an internal staircase from the ground floor flat. A separate agreement between the buyer and the flat owner will be required, as there is no external access to the basement.

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



# 201

## 3 x Freehold Ground Rents, Bristol, Avon BS21 6AZ

\*Guide Price  
**£75,000+**

### A Parcel of Three Freehold Ground Rent Investments Secured Upon Twenty Flats, Seven Houses and Three Barns at a Combined Ground Rent of £13,225 Per Annum

**Tenure**  
Freehold

**Description**  
The lot comprises a parcel of three ground rent investments secured upon twenty flats, seven houses and three barns all sold off on long leases.

Property	Accommodation	Ground Rent
Court Farm, All Saints Lane, Clevedon, Bristol, Avon BS21 6AZ	3 Barns & 7 Houses	£8,500 Per Annum
Channons Place, Channons Hill, Bristol, Avon BS16 2LY	11 Flats	£2,475 Per Annum
The Point, Hanham Road, Kingswood, Bristol, Avon BS15 8GD	9 Flats	£2,250 Per Annum





LOT 202

**Land to the Rear of 39 Gaston Way, Shepperton,  
Middlesex TW17 8EZ****\*Guide Price  
£10,000-£20,000****A Plot of Land Measuring Approximately 38 sq m (409 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

A plot of land measuring approximately 38 sq m (409 sq ft).

**Note**

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



LOT 203

**Land at Dell Cottages, The Green, Sarratt,  
Hertfordshire WD3 6HL****\*Guide Price  
£10,000-£30,000****A Plot of Land Measuring Approximately 339 sq m (3,650 sq ft)****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of King George V Playing Fields are within easy reach. Transport links are provided by the M25 to the east.

**Description**

A parcel of land measuring approximately 339 sq m (3,650 sq ft). Plans have been drawn up for a pair of semi detached houses. A copy of the drawings can be found within the legal pack. No planning application has been submitted for this scheme. All plans are for indicative purposes only. Buyers must rely on their own enquiries with regard to any development potential and permissions required.

**Note**

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



## LOT 204 | Land at Devonian, Butterrow Hill, Bowbridge, Stroud, Gloucestershire GL5 2LE

\*Guide Price  
**£20,000+**

### A Plot of Land Measuring Approximately 560 sq m (6,027 sq ft)

#### Location

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

#### Description

A parcel of land measuring approximately 560 sq m (6,027 sq ft).

#### Planning

Plans have been drawn up for the erection of 7 flats. 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.

#### 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 205 | Land to the Rear of Wingate House, Dale Street, Chilton, Ferryhill, County Durham DL17 0HQ

\*Guide Price  
**£10,000+**

### A Plot of Land Measuring Approximately 0.05 acres (1,969 sq ft).

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Chilton Recreation Ground are within easy reach. Transport links are provided by the A167.

#### Description

The plot comprises a square shaped plot of land measuring approximately 183 sq m (1,969 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 206

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

**\*Guide Price  
£10,000-£30,000**

**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 207

**Telephone Kiosk at 271 High Street, Epping,  
Essex CM16 4DA**

**\*Guide Price  
£5,000-£15,000**

**A Vacant Grade II Listed Telephone Kiosk. Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents)**

**Location**

The kiosk is situated 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 a Grade II Listed telephone kiosk.

**Planning**

The kiosk 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 208

## 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 209

## Land Adajcent 1 Weaver Close, Sandbach, Cheshire CW11 1EZ

\*Guide Price  
**£3,000+**

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**Note**

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





# LOT 210

## 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 211

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

\*Guide Price  
**£10,000-£20,000**

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

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Note

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



# LOT 212

## 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 land 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 213

## 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 214

**2 Bull Ring High Street, Northwich,  
Cheshire CW9 5BU****\*Guide Price  
Sold Prior****A Vacant End of Terrace Office Building****Tenure**  
Freehold**Accommodation**  
**Ground Floor**  
Office Area**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.

**First Floor**  
Office Area**Second Floor**  
Office Area**Description**

The property comprises an end of terrace office building arranged over ground and two upper floors.

**Exterior**

The property benefits from a rear yard.



LOT 215

**Flat 6 Sandhurst House, 56 Upland Road, South Croydon,  
Surrey CR2 6RE****\*Guide Price  
Sold Prior****A First Floor One Bedroom Flat Offered with Vacant Possession****Tenure**

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

**Description**

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

**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.

**Accommodation**

**First Floor**  
Reception Room/Open Plan Kitchen  
Bedroom  
Bathroom

**EPC Rating C**

## LOT 216 | 34 Meadow Street & 5 Alexandra Parade, Weston-super-Mare, North Somerset BS23 1QQ

\*Guide Price  
**Sold Prior**

**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 217 | 99 Northolt Avenue, Bishop's Stortford, Hertfordshire CM23 5DS

\*Guide Price  
**Sold Prior**

**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 218

**Kent House, Black Horse Lane, Chatteris,  
Cambridgeshire PE16 6RB**\*Guide Price  
**Sold Prior****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 219

**Flat D, 71-73 Fernhead Road, Maida Vale,  
London W9 3EY**\*Guide Price  
**Sold Prior****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 220 | 29 Downsfield Road, Walthamstow, London E17 8BY

\*Guide Price

**Sold Prior**

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £12,600 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,050 per calendar month.



## LOT 221 | Plot 3 Land at Shakespeare Drive and Wear Road, Bicester, Oxfordshire OX26 2FE

\*Guide Price

**Sold Prior**

**A Plot of Land Measuring Approximately 615 sq m (6,620 sq ft)**

**Tenure**

Freehold

**Location**

The plot of land is situated on a residential road close to local shops and amenities. The open spaces of Alchester Park Play Area are within easy reach. Transport links are provided by Bicester North rail station.

**Description**

The lot comprises a plot of land measuring approximately 615 sq m (6,620 sq ft).

**Note**

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





LOT 222

**9 Leatham House, Wetherby,  
West Yorkshire LS22 6PE**\*Guide Price  
**Sold Prior****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 223

**Flat 23 Springfield Court, Forsythia Close, Ilford,  
Essex IG1 2BN**\*Guide Price  
**Sold Prior****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 224 | Flat 8, 104 Lisson Grove, Marylebone, London NW1 6LW

\*Guide Price  
**Sold Prior**

### A Third and Fourth Floor One Bedroom Split Level Flat

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Regents Park are within easy reach. Transport links are provided by Marylebone underground station (Bakerloo line) which is just a short walk away.

#### Description

The property comprises a third and fourth floor one bedroom split level flat situated within a purpose built building arranged over ground and five upper floors. The block benefits from an indoor swimming pool and 24 hour concierge.

**EPC Rating D**

#### Tenure

Leasehold. The property is held on a 999 year lease from 25th March 1986 (thus approximately **960 years unexpired**).

#### Accommodation

**Third Floor**  
Open Plan Reception/Kitchen

#### Fourth Floor

Bedroom  
Bathroom

On the Instructions of



## LOT 225 | 6 Week Completion Available Flat 43 Jessop Court, 2 Brindley Place, Uxbridge, Middlesex UB8 2FA

\*Guide Price  
**Sold Prior**

### 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 226

229 Newcastle Street, Stoke-on-Trent,  
Staffordshire ST6 3QW\*Guide Price  
**Sold Prior****A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space****Tenure**

Freehold

**Location**

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

**EPC Rating D****Description**

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

**Accommodation**

**Ground Floor**  
Retail Unit

**First Floor**  
Ancillary Space



LOT 227

Flat 1, 18A Alexandra Road, Morecambe,  
Lancashire LA3 1TG\*Guide Price  
**Sold Prior****A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum****Tenure**

Leasehold. The property is held on a 999 year lease from 8th November 2016 (thus approximately 991 years unexpired).

**Location**

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

**Description**

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

**Note**

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

**EPC Rating C****Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Tenancy**

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



**LOT 228** | 181 Brighton Road, South Croydon,  
Surrey CR2 6EG

**\*Guide Price**  
**Sold Prior**



**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



# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

Common Auction Conditions (4th Edition – reproduced with the consent of the RICS). The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

### INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

### GLOSSARY

The glossary gives special meanings to certain words used in the conditions.

### AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

### SALE CONDITIONS

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

### GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

### ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

### ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

### AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- the date specified in the SPECIAL CONDITIONS; or
- if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

### APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

### ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

### ARREARS SCHEDULE

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

### BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

### CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

### COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

### CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

### EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

### FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

### GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

### INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

### LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

### OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

### PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

### PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

### PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

### READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

### SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

### SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

### SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

### SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

### TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

### TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

### TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

### TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

## AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be 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

- OUR ROLE**
- As agents for each SELLER we have authority to
- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - offer each LOT for sale;
  - sell each LOT;
  - receive and hold deposits;
  - sign each SALE MEMORANDUM; and
  - treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final.

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

WE may refuse to admit one or more persons to the AUCTION without having to explain why.

YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

### A3

### A3.1

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

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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.	<b>G3</b> G3.1	the SALE CONDITIONS provide otherwise.		
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.		<b>BETWEEN CONTRACT AND COMPLETION</b> From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless	<b>G5</b> G5.1	Money Laundering Regulations and Land Registry Rules.
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.		(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		<b>TRANSFER</b> Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then	G3.2	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(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
	(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and		If the SELLER is required to insure the LOT then the SELLER	G5.2	(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
	(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.		(a) must produce to the BUYER on request all relevant insurance details;	G5.3	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.
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.		(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
<b>GENERAL CONDITIONS OF SALE</b>					
Words in small capitals have the special meanings defined in the Glossary.					
The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.					
<b>G1</b>	<b>THE LOT</b>		(c) gives no warranty as to the adequacy of the insurance;	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
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.	G3.3	(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;		(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;
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.	G3.4	(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.	G3.5	(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
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:	<b>G4</b> G4.1	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).	<b>G6</b> G6.1	<b>COMPLETION</b> COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
	(a) matters registered or capable of registration as local land charges;		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.	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.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	G6.3	Payment is to be made in pounds sterling and only by
	(c) notices, orders, demands, proposals and requirements of any competent authority;	G4.2	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		(a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;		<b>TITLE AND IDENTITY</b> Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.	G6.4	(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.
	(e) rights, easements, quasi-easements, and wayleaves;		The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		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.
	(f) outgoing and other liabilities;		(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.	G6.5	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.
	(g) any interest which overrides, under the Land Registration Act 2002;		(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.	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
	(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		(c) If title is in the course of registration, title is to consist of:	<b>G7</b>	<b>NOTICE TO COMPLETE</b>
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.		(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;	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.
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.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and	G7.2	The person giving the notice must be READY TO COMPLETE.
	(i) anything the SELLER does not and could not reasonably know about.		(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.	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
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:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.		(a) terminate the CONTRACT;
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):	G7.4	(b) claim the deposit and any interest on it if held by a stakeholder;
	(b) the SELLER is to leave them at the LOT.	G4.3	(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		(c) forfeit the deposit and any interest on it;
G1.8	The BUYER buys with full knowledge of		(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.		(d) resell the LOT; and
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		(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		(e) claim damages from the BUYER.
	(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.		(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.		If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.		(a) terminate the CONTRACT; and
<b>G2</b>	<b>DEPOSIT</b>	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	<b>G8</b>	(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
G2.1	The amount of the deposit is the greater of:		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		<b>IF THE CONTRACT IS BROUGHT TO AN END</b> If the CONTRACT is lawfully brought to an end:
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and	G4.6		G9.1	(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) 10% of the PRICE (exclusive of any VAT on the PRICE).			G9.2	(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.
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.				<b>LANDLORD'S LICENCE</b>
G2.3	Interest earned on the deposit belongs to the SELLER unless			G9.3	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.



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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.	<b>G12</b> G12.1 G12.2 G12.3	<b>MANAGEMENT</b> 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.		
<b>G10</b> G10.1	<b>INTEREST AND APPORTIONMENTS</b> 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.			<b>G16</b> G16.1	<b>CAPITAL ALLOWANCES</b> 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.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.			G16.2 G16.3 G16.4	
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	<b>G13</b> G13.1	<b>RENT DEPOSITS</b> 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.		
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13.2 G13.3 G13.4		G17 G17.1 G17.2 G18 G18.1 G18.2	<b>G17</b> <b>MAINTENANCE AGREEMENTS</b> 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. <b>G18</b> <b>LANDLORD AND TENANT ACT 1987</b> 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.
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.			<b>G19</b> G19.1 G19.2 G19.3 G19.4	<b>SALE BY PRACTITIONER</b> 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.
<b>G11</b> Part 1 – Current rent	<b>ARREARS</b> "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.			G19.5	Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
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.			G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
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.			<b>G20</b> G20.1 G20.2	<b>TUPE</b> 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
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	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	<b>G15</b> G15.1	<b>TRANSFER AS A GOING CONCERN</b> Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies. The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION. The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person. The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the		
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.	G15.2			
Part 3 – BUYER not to pay for ARREARS	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS. While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;	G15.3 G15.4			
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.				
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;				

# Common Auction Conditions (Edition 4)

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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	II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
<b>G21</b>	<b>ENVIRONMENTAL</b>		Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
G21.1	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	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.4	Following COMPLETION the BUYER must:
<b>G22</b>	<b>SERVICE CHARGE</b>		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		(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
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(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.
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:	G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
	(a) service charge expenditure attributable to each TENANCY;		
	(b) payments on account of service charge received from each tenant;	<b>G25</b>	<b>WARRANTIES</b>
	(c) any amounts due from a tenant that have not been received;	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25.2	Where a warranty is assignable the SELLER must:
G22.4	In respect of each TENANCY, if the service charge account shows:		(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
	(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) 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.
	(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	If a warranty is not assignable the SELLER must after COMPLETION:
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		(a) hold the warranty on trust for the BUYER; and
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.		(b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:	<b>G26</b>	<b>NO ASSIGNMENT</b>
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and		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.
	(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.	<b>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>
<b>G23</b>	<b>RENT REVIEWS</b>	G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
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.		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
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.		(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
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.	G27.2	(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G23.4	The SELLER must promptly:		This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and	<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>
	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
G23.5	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.		A communication may be relied on if:
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.	G28.2	(a) delivered by hand; or
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.		(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	G28.3	(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.
<b>G24</b>	<b>TENANCY RENEWALS</b>		A communication is to be treated as received:
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part		(a) when delivered, if delivered by hand; or
			(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
		G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
		<b>G29</b>	<b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>
			No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

### EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

<b>1</b>	<b>The Deposit</b>
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.
<b>2</b>	<b>Buyer's Administration Charge</b>
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.
<b>3</b>	<b>Extra Auction Conduct Conditions</b>
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](mailto:info@auctionhouselondon.co.uk). The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.



# Auction House London

## 2025 Auction Schedule

Wednesday 12th February & Thursday 13th February

Wednesday 19th March & Thursday 20th March

Wednesday 23rd April & Thursday 24th April

Wednesday 28th May & Thursday 29th May

Wednesday 2nd July & Thursday 3rd July

Wednesday 6th August & Thursday 7th August

Wednesday 10th September & Thursday 11th September

Thursday 16th October & Friday 17th October

Wednesday 12th November & Thursday 13th November

Wednesday 10th December & Thursday 11th December

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