

Auction House London 2025 Auction Schedule

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

Auction House London
5 Hampstead Gate, 1a Frognal,
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auctionhouselondon.co.uk



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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

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

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

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

Viewing: Due to the nature and condition of auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whist 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@auctionhouselondon.co.uk

Meet the Team

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



Jamie Royston



Andrew Binstock
Co-Founder & Auctioneer



Jordan Phillips Associate Director



Jamie Weir Associate Director & Auctioneer



Alice Chemla
Operations Directo



Liz Bentley
Finance Manager



Puja Rawal Senior Auction Specialist



Zac Morrow Office Manager & Auctioneer



Georgia HeadPA to Andrew Binstock &
Head of Timed Auctions



Joe Labelda Auction Specialist



Noah Meranda Auction Specialist



Amy O'Grady Compliance Administrator



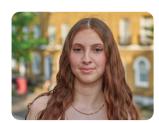
Oliver Smith Viewings Co-ordinator & Sales Support



Amber Lloyd-Jones Sales Support



Max Smith Sales Support



Olivia Collins



Jake Reuben Sales Support



Ella Goldstein New Business Development



Bo Nathan

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OUR 2025 AUCTION SCHEDULE



-

10th & 11th SEPTEMBER

16th & 17th OCTOBER

12th & 13th NOVEMBER

10th & 11th DECEMBER

Our total figures for 2024 are





£ £328.3 million

together

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Buying at Auction



I am interested in a lot...

Want to book a viewing?

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

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

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

How do I watch the Auction live?

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



auctionhouselondon.co.uk

Auction House LONDON



Lots 1 - 170

Next Page >>>

By Order of the Executors 18 Lincoln Road, Harrow, Middlesex HA2 7RN

*Guide Price **£550,000+**

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 Pinner Memorial Park are within easy reach. Transport links are provided by Pinner underground station (Metropolitan line) and Headstone Lane overground station.

Description

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

Accommodation Ground Floor

Two Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom Separate WC

Exterior

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







2

6 Week Completion Available 4 Glebe Road, Stanmore, Middlesex HA7 4EL

*Guide Price **£330,000+**

A Vacant Three Bedroom Semi Detached House. Planning has been Submitted for a Rear Extension to Convert the Property into a Six Bedroom HMO

Tenure

Freehold

Description

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

Planning

The following planning application has been submitted to Harrow Council (ref: PL/1983/25) on 29th July 2025: 'Single storey rear extension: 6.00 metres deep, 3.00 metres maximum height and 3.00 metres high to the eaves.' A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

Location

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

Accommodation Ground Floor

Two Reception Rooms Kitchen WC

First Floor

Three Bedrooms Bathroom

Proposed AccommodationGround Floor

Four Letting Rooms Kitchen

First Floor

Two Letting Rooms

Evtarian







Flat 4 Wesley Court, 51-55 Weymouth Street, Marylebone, London W1G 8NN

*Guide Price £235,000+

A Vacant Second Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops a 57 year lease from 2nd July 1979 and amenities. The open spaces of The Regent's Park are within easy reach. Transport links are provided by Regent's Park underground station (Bakerloo line) and Marylebone rail station.

Description

The property comprises a second floor two bedroom flat situated within a purpose built building arranged over ground and five upper floors. The property benefits from a basement storage room. The **EPC Rating** C property requires a program of refurbishment.

Leasehold. The property is held on (thus approximately 10 years unexpired).

Accommodation

Second Floor

Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from a fire escape balcony.







54

6 Week Completion Available

42 Woodmansterne Road, Streatham, London SW16 5UX

*Guide Price £325,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Streatham Vale Park are within easy reach. Transport links are provided by Colliers Wood underground station (Northern line) The property benefits from a rear and Tooting rail station.

Description

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

Accommodation **Ground Floor**

Two Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

garden and off street parking.







14

59A Park Lane, Carshalton, Surrey SM5 3EE

*Guide Price £130,000+

A Vacant First Floor Two Bedroom Flat

Tenure

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

Location

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

Description

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

EPC Rating G

Accommodation

First Floor Reception Room Kitchen

Two Bedrooms Rathroom

Exterior

street parking.



56

6 Week Completion Available or Earlier if Required 1 Leigh Drive, Romford, Essex RM3 7YJ

*Guide Price £270,000+

A Vacant Two Bedroom End of Terrace House Situated on a Plot of Land Measuring Approximately 255 sq m (2,744 sq ft)

Tenure

Freehold

Description

The property comprises a two bedroom end of terrace house arranged over ground and first floors situated on a plot of land measuring approximately 255 sq m (2,744 sq ft). Plans have been drawn **Accommodation** up for the erection of a three bedroom house to the side of the existing house. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

EPC Rating D

Location

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

Ground Floor

Reception Room Kitchen

First Floor

Two Bedrooms Bathroom Separate WC

Exterior

The property benefits from side and rear gardens and a detached garage to the rear.







48 Wall End Road, East Ham, London E6 2NR

*Guide Price £365,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Open Plan Kitchen with Dining Area

First Floor

Two Bedrooms Bathroom

Second Floor

Bedroom with Ensuite

Exterior

The property benefits from a rear garden.

EPC Rating D











8

29 Penn Lane, Bexley, Kent DA5 1HB

*Guide Price **£300,000+**

A Vacant Five Room Detached Bungalow

Tenure

Freehold

Location

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

Description

The property comprises a five room detached bungalow arranged over the ground floor. The property requires a program of refurbishment. Potential to be converted into an HMO (subject to obtaining all relevant consents).

Accommodation Ground Floor

Two Reception Rooms Kitchen Three Bedrooms Bathroom

Exterior

The property benefits from both front and rear gardens.



16

By Order of the Executors

20 Kings Court, Kings Drive, Wembley, Middlesex HA9 9ES

*Guide Price £65,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 57 year lease from 9th September 1974 (thus approximately 6 years unexpired).

Location

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

EPC Rating C

Description

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

Accommodation

First Floor

Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from communal gardens.











10

53A Victoria Road, Southall, Middlesex UB2 4EE

*Guide Price £110,000+

A Vacant First Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1971 (thus approximately **44 years** unexpired).

Location

The property is situated on a residential road close to local shops First Floor and amenities. The open spaces of Manor House Grounds are within easy reach. Transport links are provided by Southall underground (Elizabeth line) and rail stations.

EPC Rating D

Description

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

Accommodation

Reception Room Kitchen Two Bedrooms Bathroom











51 Harvist Road, Queen's Park, London NW6 6EX

*Guide Price £1,500,000+

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 Queen's Park are within easy reach. Transport links are provided by Queen's Park underground (Bakerloo line) and overground stations.

Description

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

EPC Rating D

Accommodation

Ground Floor

Three Reception Rooms Kitchen Bathroom

First Floor

Two Kitchens Two Bedrooms Bathroom

Second Floor

Reception Room with Open-Plan Kitchen Two Bedrooms Bathroom

Exterior

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

Note

The property is subject to an enforcement notice requiring the property to be converted back into a single dwelling.

Joint Auctioneers









*Guide Price **£80,000+**

A Vacant Ground Floor Two Bedroom Maisonette

Tenure

512

Leasehold. The property is held on a 99 year lease from 24th June 1955 (thus approximately **28 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating D









12A 378 Northolt Road, Harrow, Middlesex HA2 8ES

*Guide Price £330,000+

A Mid Terrace Building Arranged to Provide a Vacant Ground Floor Retail Unit and a First and Second Floor Two Bedroom Split Level Flat Let Producing £17,400 Per Annum

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Roxeth Playground are within easy reach. Transport links are provided by South Harrow underground station (Piccadilly line) and Northolt Park rail station.

Description

The property comprises a mid terrace building arranged to provide a ground floor retail unit and a first and second floor two bedroom split level flat.

Tenure

Freehold

Accommodation **Ground Floor**

Retail Unit

First and Second Floors

Reception Room Kitchen Two Bedrooms Bathroom

Tenancy

The flat is subject to an Assured Shorthold Tenancy at a rent of £1,450 per calendar month.



513

35 Flora Road, Ramsgate, Kent CT11 7LN

*Guide Price £120,000+

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms Kitchen Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating C











37 Paxford Road, Wembley, Middlesex HA0 3RQ

*Guide Price **£375,000+**

A Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. Potential to be converted into an HMO (subject to obtaining all relevant consents).

Tenancy

The property is believed to be occupied however the occupation status is unknown. Buyers should rely on their own enquiries.

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom

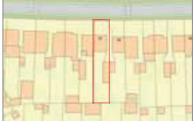
Exterior

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

Note

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





Next auction: 16th & 17th October 2025

We're now taking entries for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Auction House on 020 7625 9007 or email: info@auctionhouselondon.co.uk

auctionhouselondon.co.uk



Premier Industrial Estate, Leys Road, Brockmoor, Dudley DY5 3UP

*Guide Price £175,000+









An Industrial Site Measuring Approximately 13.4 Acres (5.42 Hectacres) Arranged to Provide 9 Units Let at £50,505 Per Annum. There are also 51 Units Sold off on Long Leases. (28.86% Gross Yield on the Guide Price)

Tenure Freehold

Current Rent Reserved £50,505 per annum

Description

The lot comprises an industrial site measuring approximately 13. 4 acres arranged to provide 60 units.

Location

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

Unit	Approx Size in Sq M	Term	Rent Per Annum
33	40	12 months from 1st January 2025	£4,800
34	42	5 years from 1st January 2025	£11,520
35	42	5 years from 1st January 2025	£11,520
36	42	5 years from 1st January 2025	£11,520
37	52	5 years from 1st January 2025	£3,906
41	45	5 years from 1st December 2024	£4,032
42	91	5 years from 1st January 2025	£5,760
43	44	10 years from 9th November 2020	£3,542
44	45	5 years from 23rd October 2024	£4,200
Yard 2	801	10 years from 6th January 2023	£12,734
Various	N/A	Various 999 year leases from between 1993 and 2025	£11

237 Waltham Way, Waltham Forest, London E4 8AQ

*Guide Price £280,000+

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 Mansfield Park are within easy reach. Transport links are provided by Chingford overground station and Ponders End rail station.

Description

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

Accommodation **Ground Floor**

Two Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom

Second Floor

Bedroom (with En-Suite)

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



516

41 Baynard Close, Basingstoke, Hampshire RG21 5LP

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

Description

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

EPC Rating C



Two Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from both front and rear gardens.











6 Week Completion Available 20 Southill Road, Chatham, **Kent ME4 5SA**

*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 arranged over ground and first floors.

Accommodation **Ground Floor**

Reception Room Kitchen

Bathroom

First Floor Three Bedrooms

Exterior

The property benefits from a rear garden.











18 ¹0

6 Week Completion Available 12 Clifton Walk, Benfleet, **Essex SS7 1DL**

*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 Villa Road Recreation Ground are within easy reach. Transport links are provided by Benfleet rail station. Exterior

Description

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

Accommodation

Ground Floor

Two Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom

The property benefits from both front and rear gardens.

EPC Rating D











10 Norfolk Road, Feltham, Middlesex TW13 5BX

*Guide Price £250,000+

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

Location

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

Description

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

EPC Rating E



Freehold

Accommodation **Ground Floor**

Through Reception Room Kitchen (removed)

First Floor

Two Bedrooms Bathroom

Exterior

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





520

7 Englefield Close, Orpington, Kent BR5 2HX

*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 Scadbury Estate Country Park are within easy reach. Transport links are provided by St Mary Cray rail station.

Description

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

EPC Rating D

Accommodation **Ground Floor**

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from a rear garden.







20A Land at Pallester Court, Wayside, Golders Green, London NW11 8QY

*Guide Price **£350,000+**



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

Tenure

Freehold

Location

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

Planning

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

Description

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

Note

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





6 Week Completion Available 56 Prospect Ring, East Finchley, London N2 8BP

*Guide Price £145,000+

A Vacant Tenth Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops a 125 year lease from 1st January and amenities. The open spaces of Cherry Tree Wood are within easy reach. Transport links are provided by East Finchley underground station (Northern line) and Alexandra Palace rail station.

Description

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

Leasehold. The property is held on 1984 (thus approximately 83 years unexpired).

Accommodation

Tenth Floor

Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating D











Next auction: 16th & 17th October 2025

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auctionhouselondon.co.uk



7-11 Midland Road, Bedford, Bedfordshire MK40 1PL

*Guide Price **£700,000+**









A Freehold Mid Terrace Building Measuring 17,225 sq ft and Arranged to Provide a Lower Ground and Ground Floor Commercial Unit with First and Second Floor Ancillary Space Fully Let to Iceland Food Ltd Producing £175,000 Per Annum (Not Currently in Occuption). Plans have been Drawn up for the First and Second Floors to be Converted into Seventeen Flats. (25% Yield and £40 Per Sq Ft on the Guide Price).

Location

The property is situated within Bedford City Centre close to local shops and amenities. Nearby multiples include JD Sports, Boots and Halifax. The open spaces of Russell Park are within easy reach. Transport links are provided by Bedford rail station.

Tenancy

The property is let to Iceland Foods Ltd until 19th December 2026 at a rent of £175,000 per annum (not currently in occupation).

Description

The property comprises a mid terrace commercial building arranged over four floors. Plans have been drawn up to convert the upper parts into 17 flats. No planning application has been submitted for this scheme. Drawings of the proposed plans are available in the legal pack. AHL 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.

Accommodation

Lower Ground and Ground Floors Commercial Unit

First and Second Floors Ancillary Space

Total G.I.A Measuring Approximately 17,225 sq

ft

The legal pack includes a substantial schedule of dilapidations report.

7 Trelawney Road, Falmouth, Cornwall TR11 3LS

*Guide Price **£90,000+**

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

Description

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

EPC Rating G

Accommodation

Ground Floor

Two Reception Rooms Kitchen Bathroom

First Floor

Three Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.











24

27C Leys Avenue, Letchworth Garden City, Hertfordshire SG6 3ED

*Guide Price £130,000+

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 Howard Park are within easy reach. Transport links are provided by Letchworth Garden City rail station.

Description

The property comprises a first floor two bedroom flat situated within a mixed use parade arranged over ground and two upper floors. The property requires a program of refurbishment.

EPC Rating E

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1986 (thus approximately **60 years unexpired**).

Accommodation

First Floor

Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from an allocated parking space.









12 Grenadier Street, Newham, London E16 2LD

*Guide Price £250,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating F



Accommodation **Ground Floor**

Two Reception Rooms Kitchen Bathroom Separate WC

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

Note

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





£475,000+

25A 1 Ellesmere Avenue, Mill Hill, London NW7 3EX

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 Stoneyfields Park are within easy reach. Transport links are provided by Edgware

underground station (Northern line) Exterior and Mill Hill Broadway rail station.

Description

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

Accommodation

Ground Floor

Reception Room Kitchen W/C

First Floor

Three Bedrooms Bathroom

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

EPC Rating D









*Guide Price



Flat 14 Kingsdale Court, Milton Road, Swanscombe, Kent DA10 OLX

*Guide Price £45,000-£90,000

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 126 year lease from 29th September 1989 (thus approximately 90 years unexpired).

Location

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

Description

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

Accommodation

First Floor Kitchen Bathroom

EPC Rating D



27

4 Shepperton Close, Chatham, Kent ME5 8RP

*Guide Price £140,000+

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 Capstone Farm Country Park are within easy reach. Transport links are provided by Chatham rail station and the M2.

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

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

EPC Rating D



117 Wide Way, Mitcham, Surrey CR4 1BQ

*Guide Price £110,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen Bedroom Bathroom

Exterior

garden.

EPC Rating C







29

17 Park Street, Thaxted, Dunmow, Essex CM6 2ND

*Guide Price £235,000+

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 Thaxted Recreation Ground are within easy reach. Transport links are provided by Elsenham rail station.

Description

The property comprises a Grade II Listed three bedroom semi detached cottage arranged over ground and first floors.

Accommodation **Ground Floor**

Two Reception Rooms Kitchen Utility Room Bathroom

First Floor

Three Bedrooms (One with En-Suite)

Exterior

The property benefits from a rear yard and allocated parking.











12 Week Completion Available

6 Winchcombe Road, Eastbourne, East Sussex BN22 8DE

*Guide Price £120,000+

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Two Bedroom Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D











530A Flat 3, 39 Whitbread Road, Crofton Park, Lewisham, London SE4 2BD

*Guide Price £220,000+

A Vacant Second and Third Floor Two Bedroom Split Level Flat

Tenure

Share Of Freehold. The property is held on a 999 year lease from 5th October 2012 (thus approximately 986 years unexpired).

Description

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

Exterior

The property benefits from a shared garden.

Location

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

Accommodation

Second Floor

Open Plan Kitchen/Reception Room

Third Floor

Two Bedrooms Bathroom

EPC Rating E











68 Woodland Avenue, Burgess Hill, West Sussex RH15 0PE

*Guide Price £155,000+

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 St John's Park are within easy reach. Transport links are provided by Burgess Hill rail station.

Description

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

EPC Rating D

Tenure

Freehold

Accommodation **Ground Floor**

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Total G.I.A Approximately 74 sq m











32

Flat 6 Norfolk House, 203 London Road, Stanmore, Middlesex HA7 4PJ

*Guide Price £160,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1994 (thus approximately 93 years unexpired).

Location

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

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 Shower Room

Exterior

communal gardens and off street parking.

EPC Rating C









25 Linstead Road, Farnborough, Hampshire GU14 9HH

*Guide Price £260,000+

A Vacant Three Bedroom Detached House Situated on a Plot of Land Measuring Approximately 368 sq m (3,060 sq ft)

Tenure

Freehold

Location

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

Description

The property comprises a three bedroom detached house arranged over ground and first floors situated **EPC Rating** C on a plot of land measuring approximately 368 sq m (3,060 sq ft)



Accommodation

Ground Floor

Reception Room Kitchen WC

First Floor

Three Bedrooms Bathroom

Exterior

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







33

6 Week Completion Available 47 St. Pauls Rise, Palmers Green, London N13 6LB

*Guide Price £95,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 1991 (thus approximately 90 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room/Kitchen Bedroom Bathroom

Exterior

The property benefits from

EPC Rating D







1100 London Road, Leigh-on-Sea, Essex SS9 2AJ

*Guide Price £155,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit Let Producing £14,000 Per Annum and Residential Upper Floors (Sold Off)

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Belton Hills Nature Reserve are within easy reach. Transport links are provided by Leigh-on-Sea rail station.

Description

The property comprises a mid terrace building arranged to provide a ground floor commercial unit and a residential upper floors (sold off).

Accommodation

Ground Floor

Shop Area Kitchen Store Room WC

Tenancy

The ground floor shop is subject to a lease for a term of 10 commencing 30th October 2024 at a rent of £14,000 per annum. Break clause October 2029.



35

66 Vancouver Road, Lewisham, London SE23 2AJ

*Guide Price **£910,000+**

A Vacant Substantial Semi Detached Building Arranged to Provide Three Flats (1 x One Bedroom, 1 x Two Bedrooms, 1 x Three Bedrooms)

Tenure

Freehold

Location

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

Description

The property comprises a semi detached building arranged to provide a ground floor three bedroom flat, a first floor two bedroom flat and a second floor one bedroom flat.

EPC Rating **E**

Accommodation

66A - Ground Floor Flat

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

Private Rear Garden 66B - First Floor Flat

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

66C - Second Floor Flat

Reception Room Kitchen Bedroom Bathroom



535A 64 Roft Street, Oswestry, Shropshire SY11 2EP

*Guide Price £75,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Two Reception Rooms

First Floor

Kitchen

Three Bedrooms Bathroom

Exterior

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

EPC Rating D











36

119A Courtlands Drive, Watford, Hertfordshire WD17 4HZ

£80,000+

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 Goodwood Recreation Ground are within easy reach. Transport links are provided by Watford Junction overground station and Watford North rail station.

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 1988 (thus approximately 61 years unexpired).

Accommodation

First Floor

Reception Room with Open-Plan Kitchen

Two Bedrooms Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating D











36

6 Week Completion Available 15 Grove Road, Hastings, East Sussex TN35 4JS

*Guide Price £115,000+

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 Speckled Wood, Hastings are within easy reach. Transport links are provided by Ore rail station.

Description

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

Accommodation Ground Floor

Two Reception Rooms Kitchen Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating D











38

29 Canterbury Road, Pembury, Tunbridge Wells, Kent TN2 4JT

*Guide Price **£215,000+**

A Vacant Three Bedroom Mid Terrace House. Offered With Planning Permission for a Loft Conversion to Provide an Additional Bedroom.

Tenure

Freehold

Planning

Tunbridge Wells Borough Council granted the following planning permission (ref: 25/01933/LAWPRO) on 29th August 2025: 'Erection of rear dormer window; alterations to fenestration & installation of 2 rooflights'.

EPC Rating D

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen / Diner Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.







7 Upwick Road, Eastbourne, East Sussex BN20 8NA

*Guide Price £220,000+

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

Description

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

EPC Rating E

Accommodation Ground Floor

Two Reception Rooms Kitchen WC

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from both front and rear gardens











540

17 Engel Park, Mill Hill, London NW7 2HE

*Guide Price **£750,000+**

A Vacant Four/Five Bedroom Detached Chalet Bungalow Situated on a Plot of Land Measuring Approximately 0.12 Acres (0.05 Hectares). Potential for a 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 Bittacy Hill Park are within easy reach. Transport links are provided by Mill Hill East underground station (Northern line) and Mill Hill Broadway rail station.

Description

The property comprises a four/five bedroom detached chalet bungalow arranged over ground and first floors. The property is situated on a plot on land measuring approximately 0.12 acres (0.05 hectares).

Accommodation

Ground Floor

Reception Room Open Plan Kitchen/Dining Room Utility Room Bedroom/Study Separate WC

First Floor

Four Bedrooms (One with an En Suite) Bathroom

Exterior

The property benefits from both front and rear gardens, two balconies and off street parking for three cars.

EPC Rating D







38

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 Reception Room and amenities. The open spaces of Koala Park are within easy reach. Transport links are provided by Tilbury Town rail station.

Description

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

Accommodation

First Floor

Bathroom

Kitchen

Two Bedrooms (One with an En Suitel

EPC Rating G







541

34 Spring Street, Paddington, London W2 1JA

*Guide Price £500,000+

A Well Located Lower Ground and Ground Floor Restaurant Subject to a Lease Producing £55,000 Per Annum (Rising to £60,000 in 2026)

Tenure

Leasehold. The property is held on a 97 year lease from 24th June 1976 (thus approximately 47 years unexpired).

Location

The property is situated in the highly sought after area of Paddington close to local shops and Restaurant Area amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Paddington underground (Bakerloo, Circle and Elizabeth lines) and rail stations.

EPC Rating B

Description

The property comprises a lower ground and ground floor restaurant situated within a terraced building arranged over lower ground, ground and five upper floors.

Accommodation

Lower Ground and Ground Floor

Tenancy

The property is subject to an FRI lease for a term of 20 years commencing January 2025 at a rent of £55,000 per annum (rising to £60,000 in January 2026).







17 Lonsdale Road, Blackpool, Lancashire FY1 6ÉE

*Guide Price £50,000+

A Vacant Thirteen 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 Blackpool Beach are within easy reach. Transport links are provided by Blackpool South rail station.

Description

The property comprises a thirteen room mid terrace house arranged over lower ground, ground and two upper floors.

EPC Rating C

Accommodation Lower Ground Floor

Three Rooms Kitchen Garage Bathroom

Ground Floor

Two Rooms Kitchen Bathroom

First Floor

Five Rooms Rathroom

Second Floor

Three Rooms



141 Bullsmoor Lane, Enfield, Middlesex EN3 6TH

*Guide Price £275,000+

A Vacant Four Room Semi Detached Bungalow

Tenure

Freehold

Description

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

Planning

Planning has been submitted to Enfield Council for a 6m rear extension. A decision for this application is pending. A further planning applicartion has been submitted for the property to be converted into an HMO. 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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Regional Open Space (Belmore Playing Fields) are within easy reach. Transport links are provided by Turkey Street overground station and Waltham Cross rail station.

Accommodation

Ground Floor

Kitchen/Diner Four Rooms Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating E







By Order of a Housing Association 54 Penn Drive, Denham, Uxbridge, Middlesex UB9 5JR

*Guide Price £200,000+

A Vacant First Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops a 99 year lease from 2nd July 1984 and amenities. The open spaces of Broadwater Park are within easy reach. Transport links are provided by Denham rail station.

Description

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

Leasehold. The property is held on (thus approximately 58 years unexpired).

Accommodation

First Floor Reception Room

Kitchen Two Bedrooms Bathroom

EPC Rating C











544

6 Week Completion Available 23 Birkbeck Road, Norwich, Norfolk NR1 2JZ

*Guide Price £90,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen Bathroom

Separate WC First Floor

Three Bedrooms

The property benefits from both front and rear gardens.











9 Temple Road, Southampton, Hampshire S019 9FE

*Guide Price £150,000+

A Vacant Two Bedroom Detached Bungalow

Tenure

Freehold

Location

The property is situated on a residential road close to local shops, amenities and the St. Patricks Catholic School. The open spaces of Mayfield Park are within easy reach. Transport links are provided by Sholing rail station.

Description

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

EPC Rating D

Accommodation **Ground Floor**

Reception Room Kitchen

Two Conservatories Two Bedroom Bathroom

Exterior

The property benefits from both front and rear gardens.











7 Centurion House, 34-36 High Street, Rickmansworth, Hertfordshire WD3 1ER

*Guide Price £310,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2014 (thus approximately 113 years unexpired).

The property is situated on a residential road close to local shops Exterior 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 two bedroom flat situated within a purpose built block arranged over ground and two upper floors. The building benefits from a lift.

EPC Rating B

Accommodation

First Floor

Reception Room with Open-Plan Kitchen

Two Bedrooms (One with En-Suite Bathroom) Bathroom

The property benefits from an allocated parking space.









By Order of the Executors 45 Carnac Street, Norwood, London SE27 9RR

*Guide Price £500,000+

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

Description

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

Accommodation **Ground Floor**

Three Reception Rooms Kitchen

First Floor

Three Bedrooms (One with an En Suite)

Second Floor

Bedroom

Exterior

The property benefits from both front and rear gardens and multiple outbuildings.











23 Wordsworth Way, West Drayton, Middlesex UB7 9HZ

£220,000+

A Third Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,952 Per Annum

Leasehold. The property is held on a 121 year lease from 3rd August 1987 (thus approximately **83 years** unexpired).

Location

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

Description

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



Accommodation

Third Floor

Reception Room Kitchen Three Bedrooms Bathroom

Exterior

communal gardens.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,496 per calendar month.

EPC Rating C







*Guide Price

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.

EDC Dating E

10 Lunar Close, Biggin Hill, Westerham, Kent TN16 3DY

*Guide Price £230,000+

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 Biggin Hill Recreation Ground are within easy reach. Transport links are provided by New Addington rail station.

Description

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

EPC Rating C

Accommodation

Ground Floor

Bedroom WC

First Floor

Reception Room Kitchen

Second Floor

Two Bedrooms Bathroom

Exterior

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









50

13 Church Street, Wing, Leighton Buzzard, Bedfordshire LU7 ONY

£190,000+

A Vacant Substantial 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 Parson's Close Recreation Ground are within easy reach. Transport links are provided by Leighton Buzzard rail station.

Description

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

EPC Rating **E**



Accommodation

Ground Floor

Four Reception Rooms Kitchen Bathroom

First Floor

Three Bedrooms (One with En-

Approx. G.I.A 249 sq m / 2,677 sq ft

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

Joint Auctioneers









*Guide Price

50A 38A & 38B Dracaena Crescent, Hayle, Cornwall TR27 4EN

*Guide Price £110,000+

A Vacant Detached Building 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 building 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.







51

224 Godstone Road, Whyteleafe, Surrey CR3 0EE

*Guide Price £160,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Takeaway with Lower Ground and First Floor Ancillary Space Fully Let Producing £14,500 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to a lease for a term of 15 years expiring 8th February 2038 at a rent of £14,500 per annum.

EPC Rating C

Description

The property comprises a mid terrace building arranged to provide a ground floor takeaway with lower ground and first floor ancillary space.

Accommodation Lower Ground Floor

Ancillary Space

Ground Floor

Takeaway Unit

First Floor

Ancillary Space



51A 32 Mansted Gardens, Romford, Essex RM6 4ED

*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 St Chad's Park are within easy reach. Transport links are provided by Chadwell Heath underground station (Elizabeth line) and Romford Exterior rail station.

Description

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

Accommodation **Ground Floor**

Two Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom

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

EPC Rating C



159 Central Drive, Blackpool, Lancashire FY1 5ED

*Guide Price £50,000-£100,000

A Mid Terrace Building Arranged To Provide 5 x One Bedroom Flats. One Flat is Let Producing £4,320 Per Annum. ERV of £21,600 Once Fully Let.

Tenure

Freehold

Location

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

Tenancy

One of the five flats are subject to assured shorthold tenancies at a combined rent of £4,320 per annum.

Description

The property comprises a mid terrace building arranged to provide 5 x one bedroom flats arranged over ground and two upper floors.

Accommodation

Each Flat is Arranged to Provide Reception Room with Open-Plan Kitchen Bedroom Bathroom











90 & 90A High Street, Lowestoft, Suffolk NR32 1XN

*Guide Price **£90,000+**

A Mixed Use Mid Terrace Building with Large Rear Yard Subject to a Lease Producing £15,000 Per Annum (Reflecting a Gross Initial Yield of 16%)

Tenure

Freehold

Location

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

Description

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

Note

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

EPC Rating E

Accommodation

Lower Ground Floor Retail Area

Ground Floor

Retail Area

First Floor

Offices

Second Floor

Offices

Total G.I.A. Approximately 3,000 sq ft

Exterior

The property benefits from rear access with parking.

Tenancy

The property is subject to a 5 year lease commencing 21st May 2024 at a rent of £15,000 per annum. Break clause in 2027.



54

Flat 2 Invito House, 1-7 Bramley Crescent, Ilford, Essex IG2 6JS

*Guide Price £125,000+

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 Valentines Park are within easy reach. Transport links are provided by Newbury Park underground station (Central line) and Barking rail station.

Description

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

Tenure

Leasehold. The property is held on a 150 year lease from 1st January 2006 (thus approximately **130 years unexpired**).

Accommodation

Ground Floor

Reception Room Kitchen Bedroom

Bathroom **Exterior**

The property benefits from a private patio area.

EPC Rating C







363 Ditchling Road, Brighton, East Sussex BN1 6JU

*Guide Price £1,250,000+

A Vacant Six Bedroom Detached House. Potential for **Development (Subject to Obtaining all Relevant Consents)**

Tenure

Freehold

Location

The property is situated on a residential road close to Fiveways shops and amenities, within walking distance to three parks and in the catchment area of Balfour, Varndean and Dorothy Stringer schools. Transport links are provided by Preston Park and Brighton rail stations and the A27/A23.

Description

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

Exterior

The property benefits from a large driveway, a front garden, a large rear garden measuring approximately 120' x 60', and a garage.

Accommodation

Ground Floor

Three Reception Rooms Kitchen/Diner Study Room WC

First Floor

Three Bedrooms Bathroom Separate WC

Second Floor

Three Bedrooms (One with Balcony)

EPC Rating E







7 Week Completion Available
14 Clarence Avenue, Rochester,
Kent ME1 2DX

*Guide Price £140,000+

A Vacant Two Bedroom Mid Terrace House

Location

A freehold, mid terrace characterful Freehold property located on a quiet cul de sac, with a short walk from Rochester's castle and historic town centre, with convenient access to the upgraded Rochester train station and direct rail services to central London—some reaching St Pancrais around 35 minutes, making it ideal for commuters, while nearby local shops and amenities, Jackson's Recreation Ground with playgrounds, a skate park, and tennis courts.

Description

The property comprises two separate reception rooms that allow for flexible layout options, two well-proportioned bedrooms upstairs and a large bathroom, a downstairs fitted kitchen with rear access leading to a garden, Council Tax Band B.

Tenure

Accommodation

Ground Floor

Two Reception Rooms Kitchen

First Floor

Two Bedrooms Bathroom

EPC Rating D



3 Staithe Road, Tunstall, Norwich, Norfolk NR13 3PS

*Guide Price £170,000+

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 Broads National Park are within easy reach. Transport links are provided by Acle rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms Kitchen

First Floor

Two Bedrooms Bathroom

Exterior

The property benefits from a large rear garden.

EPC Rating D











57

Flat 9 Slade Court, Watling Street, Radlett, Hertfordshire WD7 7BT

*Guide Price £160,000+

A Vacant First Floor One Bedroom Retirement Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 1991 (thus approximately 90 years unexpired).

Location

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

Note

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

Description

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

Accommodation

Reception Room Kitchen Bedroom Bathroom

Exterior

The property benefits from a chair lift, communal gardens, off street parking and an onsite warden.











36 Woodend, Shaw, Oldham, Lancashire OL2 7UR

*Guide Price £150,000+

A Vacant Three Bedroom End of Terrace Cottage

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Dunwood Park are within easy reach. Transport links are provided by the M62 to the north.

Description

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

EPC Rating C

Accommodation **Ground Floor**

Reception Room Kitchen Workshop WC

First Floor

Three Bedrooms Bathrooms

Exterior

The property benefits from a rear garden.











Flat 6 Queen Annes Court, Peascod Street, Windsor, Berkshire SL4 1DG

*Guide Price £275,000+

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

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2023 (thus approximately **997 years** unexpired).

Location

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

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

Description

The property comprises a ground and first floor three bedroom splitlevel maisonette situated within a Grade II Listed mid terrace building arranged over ground and two upper floors.

Ground Floor

Reception Room Kitchen WC

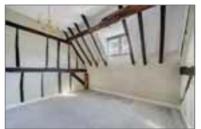
First Floor

Three Bedrooms Bathroom

GIA Approximately 960 sq ft / 89 sqm

EPC Rating D







31 Sutcliffe Avenue, Earley, Reading, Berkshire RG6 7JW

*Guide Price £195,000+

A Vacant Two/Three Bedroom Detached Chalet Bungalow. 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 Dinton Pastures Country Park are within easy reach. Transport links are provided by Earley rail station.

Description

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

Accommodation

Ground Floor

Reception Room Kitchen Two Bedrooms Bathroom

First Floor

Bedroom

Exterior

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



2 Queen Victoria Street, Reading, Berkshire RG1 1TG

*Guide Price **£200,000+**

A Ground Floor Retail Unit Let Producing £25,500 Per Annum

Tenure

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

Description

The property comprises a ground floor retail unit situated within a mixed use parade arranging over ground and three upper floors.

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Greggs, HSBC and M&S. The open spaces of Forbury Gardens Park are within easy reach. Transport links are provided by Reading rail station.

EPC Rating B

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
2 Queen Victoria Street	Ground	Shop Area	Phone Spa Ltd	10 years from 19th July 2017	£25,500	Tenant break option was not exercised. Reversion 2027







134A Ryefield Avenue, Uxbridge, Middlesex UB10 9DA

*Guide Price £110,000+

A Vacant Second and Third Floor Split Level Three Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1995 (thus approximately **95 years unexpired**).

Location

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

Description

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

Accommodation

First Floor

Reception Room Kitchen WC

Second Floor

Three Bedrooms Bathroom

EPC Rating D









562

Highwood Elms, Highwood Hill, Mill Hill, London NW7 4HB

A Three Bedroom Detached House Subject to an Assured Shorthold Tenancy Producing £26,400 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Highwood Park are within easy reach. Transport links are provided by Mill Hill East Underground Station (Northern Line) and Mill Hill Broadway rail station.

Description

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

EPC Rating D



Accommodation Ground Floor

Reception Room Open Plan Kitchen / Dining Room Study Utility Room

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £2,200 per calendar month.







*Guide Price **£570,000+**

Roof Space at Swancrest Court, 100A Horn Lane, Woodford Green, Essex IG8 9AF

*Guide Price £160,000+

A Virtual Freehold Roof Space Offered With Planning Permission to Erect a Two Bedroom Penthouse Flat

Tenure

Leasehold. The property is held on a 999 year lease from 19th August 2024 (thus approximately 998 years unexpired).

Location

The property is situated on a and amenities. The open spaces of Broadmead Playing Fields are within easy reach. Transport links are provided by Woodford underground station (Central line) and Wood Street overground station

Description

The property comprises a virtual freehold roof space above the existing building which is currently arranged over ground and two upper floors.

Planning

residential road close to local shops Redbridge Borough Council granted the following planning permission (ref: 0494/24) on 3rd May 2024 : 'Upward extension of an additional single storey on detached block of flats consisting of 1 new flat (1x2 bedroom)'.



563

59B Lausanne Road, Hornsey, London N8 OHJ

*Guide Price £320,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Share of Freehold. The property is held on a 999 year lease from 25th December 1984 (thus approximately mid terrace building arranged over 959 years unexpired).

The property is situated on a residential road close to local shops and amenities. The open spaces of Ducketts Common are within easy reach. Transport links are provided by Turnpike Lane underground station (Piccadilly line) and Hornsey rail station.

Description

The property comprises a first floor two bedroom flat situated within a ground and two upper floors.

Accommodation

First Floor

Reception Room Kitchen Two Bedrooms Bathroom

EPC Rating C











9 Jubilee Close, Islip, Northamptonshire NN14 3DU

*Guide Price **£95,000+**

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 Isliip Recreation Ground are within easy reach. Transport links are provided by the A6116 to the west.

Description

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

EPC Rating C

Accommodation Ground Floor

Reception Room Kitchen WC

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from both front and rear gardens.









565

197 Plumstead High Street, Plumstead, London SE18 1HE

*Guide Price **£80,000+**

A Vacant Lower Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 23rd December 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 Winn's Common are within easy reach. Transport links are provided by Plumstead rail station.

Description

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

Accommodation

Lower Ground Floor Reception Room

Kitchen Bedroom Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating F









Ground Floor, 75 Lord Street, Fleetwood, Lancashire FY7 6DS

*Guide Price £80,000+

A Ground Floor Retail Unit Let to Ladbrokes Producing £13,500 Per Annum

Tenure

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

Description

The property comprises a ground floor retail unit situated in a mixed use parade arranging over ground and two upper floors.

Note

VAT is not applicable

EPC Rating B

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
Ground Floor, 75 Lord Street	Ground	G.I.A. Approximately 249.5 sq m (2,686 sq ft)	Betting & Gaming	5 years commencing on 18th October 2021		Tenant did not exercise the break clause in 2024.

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include; William Hill, Boots and Subway. The open spaces of Marine Beach are within easy reach. Transport links are provided by Poulten-le-Flyde rail station.



Current Rent Reserved £13,500 Per Annum

565B 71-75 Lord Street, Fleetwood, Lancashire FY7 6DS

*Guide Price £200,000+

A Substantial Corner Building Arranged to Provide a Ground Floor Retail Unit and First and Second Floor Ancillary Space Fully Let Producing £40,000 Per Annum. Potential for **Development (Subject to Obtaining all Relevant Consents)**

Peacocks Stores Properties Limited Freehold is part of the Peacock Stores Group and has over 350 stores throughout the UK and had an annual turnover of £55m in 2023.

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

Tenure

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include; Asda and Savers. Transport links are provided by Poulton-le-

EPC Rating B

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
71 - 75 Lord Street	and	GF - G.I.A Approx: 632 sq m FF - G.I.A Approx:1,036 sq m	Stores Properties	,		Tenant didn't exercise their break in 2024.

Current Rent Reserved £40,000 Per Annum



Description

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

Approximate G.I.A: 1,667 Sq M (17,951 Sq Ft)



6 Week Completion Available

Flat 1 Tavistock Court, Tavistock Square, Bloomsbury, **London WC1H 9HE**

*Guide Price £110,000+

A Vacant Lower Ground Floor Studio Flat

Location

The property is situated on a residential road close to local shops a 57 year lease from 25th March and amenities. The open spaces of The Regent's Park are within easy reach. Transport links are provided by Euston underground station (Northern line) and rail station.

Description

The property comprises a lower ground floor studio flat situated within a purpose built block arranged over ground and eight upper floors. The property benefits from a lift access.

Leasehold. The property is held on 1975 (thus approximately 6 years unexpired). At the buyer's request a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Accommodation

Lower Ground Floor

Studio Room Kitchen Bathroom

EPC Rating C







567

Flat 43 Jessop Court, 2 Brindley Place, Uxbridge, Middlesex UB8 2FA

*Guide Price £165,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £16,800 Per Annum (Reflecting a **Gross Initial Yield of 10.2%**)

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 The property benefits from an 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

allocated parking space and a large private patio.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st September 2025 at a rent of £1,400 per calendar month.

We understand there are planned major works, please refer to the legal pack for more information.

EPC Rating B







6 Week Completion Available 14 Hill Side, Tuxford, Newark, Nottinghamshire NG22 0JJ

*Guide Price **£80,000+**

A Vacant Double Fronted 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 Tuxford Playpark are within easy reach. Transport links are provided by Saxilby rail station.

Description

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

EPC Rating E

Accommodation Ground Floor

Reception Rooms Kitchen Utility Room

First Floor

Three Bedrooms Bathroom

Exterior

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









23 Jackson Avenue, Rochester, Kent ME1 2SU

*Guide Price **£200,000+**

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

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

EPC Rating D











6 Week Completion Available 25 Sporle Road, Swaffham, Norfolk PE37 7JN

*Guide Price £55,000+

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 Swaffham Heath are within easy reach. Transport links are provided by Dereham rail station and the A47.

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.

EPC Rating C











Garages G34-51 on Hanover Close, Andover, Hampshire SP10 3PR

*Guide Price £55,000-£110,000

A Block of Eighteen Vacant Single Storey Lock Up Garages Situated on a Site Measuring Approximately 3,800 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Description

The property comprises a block of eighteen single storey lock up garages situated on a site measuring approximately 3,800 sq ft.

Location

The garages 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.









10 Dragonfly Drive, Lychpit, Basingstoke, Hampshire RG24 8RU

*Guide Price £175,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

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



572

6 Park Place, Eastville, Bristol, Avon BS5 6RG

*Guide Price **£180,000+**

A Vacant Three Bedroom Mid Terrace House. Potential for a 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 Eastville Park are within easy reach. Transport links are provided by Stapleton Road rail station and the M32.

Description

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

Accommodation

Ground Floor

Reception Room Kitchen/Diner Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating E



Flat 163 Roma Corte, 1 Elmira Street, Lewisham, London SE13 7GS

*Guide Price £250,000+

An Eighth Floor One Bedroom Flat Offered with Vacant **Possession**

Location

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

Description

The property comprises an eighth floor one bedroom flat situated within a purpose built building arranged over ground and twelve upper floors.

Tenancy

We have been advised that the property was previously let for £20,400 per annum.

Tenure

Leasehold. The property is held on a 125 year lease from 3rd September 2014 (thus approximately 114 years unexpired

Accommodation

Eighth Floor

Open Plan Reception/Kitchen Bedroom Bathroom

Exterior

The property benefits from a balcony.





573

289 West End Road, Ruislip, Middlesex HA4 6QS

£410,000+

A Vacant Three Bedroom Detached Bungalow Offered With Planning Permission to Demolish the Existing Dwelling and Erect a Two Storey Building to Provide 2 x Three Bedroom Flats

Location

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

Description

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

Planning

Hillingdon Borough Council granted the following planning permission (ref: 78436/APP/2024/915) on 5th July 2024: 'Erection of a two storey building accommodating 2no. three-bed flats with associated parking and works, involving demolition of existing dwelling (revised plans 30.05.24)'.

Tenure

Freehold

Accommodation **Ground Floor**

Reception Room Kitchen Three Bedrooms

Bathroom **Exterior**

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

EPC Rating G









*Guide Price

□73A

6 Heol Y Parc, Cefneithin, Llanelli, Dyfed SA14 7DE

*Guide Price £120,000+

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

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen Bathroom

First Floor

Three Bedrooms

Exterior

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

EPC Rating E











574

9 Spalding Road, Bourne, Lincolnshire PE10 9LE

*Guide Price **£60,000+**

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 Abbey Lawn are within easy reach. Transport links are provided by Spalding 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 (One with En-Suite)

Exterio

The property benefits from a rear garden.

EPC Rating D











30 Woodhouse Road, Sheffield, South Yorkshire S12 2AZ

*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 Richmond Park are within easy reach. Transport links are provided by Sheffield rail station and the A61.

Description

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

EPC Rating D

Accommodation

Lower Ground Floor

Basement

Ground Floor

Reception Room Kitchen

First Floor

Two Bedrooms Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a rear yard.











75A 20 Panwell Road, Southampton, Hampshire S018 6BJ

*Guide Price £160,000+

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

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by Bitterne 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 Recepetion Rooms Kitchen Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a garage and rear outbuilding.









93 Oval Road, Tipton, West Midlands DY4 9RT

*Guide Price £75,000+

A Vacant Three Bedroom Mid Terrace House. Potential for a 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 Victoria Park are within easy reach. Transport links are provided by Tipton 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 Utility Room Separate WC

First Floor

Three Bedrooms Bathroom

Exterior

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



577

110 Cobden Street, Luton, Bedfordshire LU2 0NG

£140,000+

A Vacant Two Bedroom Mid Terrace House

Location

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

Description

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

Tenure

Freehold

Accommodation

Ground Floor Reception Room

Kitchen (not fitted) Bathroom (not fitted)

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating F







*Guide Price

15 Thornview Road, Houghton Regis, Dunstable, Bedfordshire LU5 5HS

*Guide Price £150,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Description

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

EPC Rating D

Location

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

Accommodation

Ground Floor

Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from a rear garden.







579

By Order of the Executors

Flat 2 Westleigh Court, 28 Birdhurst Road, South Croydon, Surrey CR2 7EA

*Guide Price £150,000+

A Vacant Ground Floor Two Bedroom Flat

Location

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

Description

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

Tenure

Long Leasehold. The property is held on a 999 year lease from 25th December 1968 (thus approximately 943 years unexpired).

Accommodation

Ground Floor

Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from communal gardens and a garage.



8 Meadow Way, Aylesbury, Buckinghamshire HP20 1XS

*Guide Price £150,000+

A Vacant End of Terrace Bungalow. 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 The Coppice Park are within easy reach. Transport links are provided by Aylesbury rail station and the A41.

Description

The property comprises a one room end of terrace bungalow.

Accommodation

Ground Floor

Studio Room Kitchen Bathroom

Exterior

The property benefits from a garden and off street parking.

EPC Rating F











80A 70 St. Marys Close, Trimley St. Mary, Felixstowe, Suffolk IP11 0TX

*Guide Price £85,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

EPC Rating C

Accommodation

Ground Floor

Reception Room Kitchen Utility Room

First Floor

Three Bedrooms Bathroom Separate WC

Exterior

The property benefits from both front and rear gardens.



46 High Street, Dudley, West Midlands DY1 1PN

*Guide Price £200,000+

A Lower Ground and Ground Floor Shop Let Producing £30,000 Per Annum

Location

The property is situated in Dudley city centre close to local shops and amenities. Nearby multiples include B&M, Costa Coffee and Santander. Transport links are provided by Tipton rail station.

Description

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

Accommodation

Lower Ground Floor

Basement -G.I.A Approximately 174 sq m (1,877 sq ft)

Ground Floor

Retail Unit -G.I.A Approximately 301 sq m (3,244 sq ft)

VAT is Applicable

Tenure

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

Tenancy

The lower ground and ground floor shop are let on an FRI lease let to CEX Limited for 10 years from 27/11/2024 at a rent of £30,000 per annum.

EPC Rating C



82

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

*Guide Price £95,000+

A Second and Third Floor Four Bedroom Split Level Maisonette Subject to an Assured Shorthold Tenancy Producing £22,708.92 Per Annum

Tenure

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

Location

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

Exterior

The property benefits from a balcony.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £436.71 per week.

EPC Rating C

Description

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

Accommodation

Reception Room/Kitchen Bedroom

Third Floor

Three Bedrooms Bathroom







82A6 Week Completion Available 14 Hazelby Road, Creswell, Worksop, Nottinghamshire S80 4BB

*Guide Price £55,000+

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 Crags Meadow are within easy reach. Transport links are provided by Creswell rail station.

Description

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

EPC Rating D

Accommodation **Ground Floor**

Through Reception Room Kitchen Conservatory WC

First Floor

Three Bedrooms Bathroom

Exterior

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



83

Flat 39 Zodiac Court, 165 London Road, Croydon, Surrey CR0 2RJ

*Guide Price £50,000+

A Vacant Seventh Floor Studio Flat

Tenure

Leasehold. The property is held on a 118 year lease from 25th December 1973 (thus approximately 66 years unexpired).

The property is situated on a residential road close to local shops balcony. and amenities. The open spaces of Wandle Park are within easy reach. Transport links are provided by West Croydon overground station and the A232.

Description

The property comprises a seventh floor studio flat situated within a purpose built block arranged over ground and ten upper floors. The building benefits from a lift.

Accommodation

Seventh Floor

Studio Room Kitchen Bathroom

Exterior

The property benefits from a private

EPC Rating C









73 Welbeck Street, Creswell, Worksop, Nottinghamshire S80 4AY

*Guide Price **£40,000+**

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

First Floor

Two Bedrooms Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating C







85

47 Hillside, Stowmarket, Suffolk IP14 2BA

*Guide Price **£70,000+**

A Vacant Four Room Detached Bungalow

Tenure

Freehold

Location

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

Description

The property comprises a four room detached bungalow. The property previously suffered from fire damage.

Accommodation

Ground Floor

Kitchen/Diner (not fitted) Four Rooms Bathroom











By Order of the LPA Receivers 30-32 Colegate, Norwich, Norfolk NR3 1BG

*Guide Price £180,000+

An End of Terrace Building Arranged to Provide a Restaurant Let at £21.000 Per Annum

Tenure

Freehold

Location

The property is situated in Norwich Town Centre. Nearby multiples include M&S, Premier Inn & John Lewis. The open spaces of Mousehold Heath are within easy reach. Transport links are provided by Norwich rail station.

Description

The property comprises an end of terrace building arranged over basement, ground and first floors.

Tenancy

The property is subject to a 20 year lease from 17th October 2011 at a rent of £21,000 per annum. Rent reviews every 4 years.

Accommodation

Basement

Storage Area

Ground Floor

Restaurant Area

First Floor

Restaurant Area

Total GIA Approximately 243 sqm / 2,615 sq ft

Note

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

On the Instructions of









86

Flat 26 Burniston Court, 90-92 Manor Road, Wallington, Surrey SM6 0AD

*Guide Price £125,000+

A Vacant Second Floor Studio Flat

Tenure

Leasehold. The property is held on a 188 year lease from 4th April 1985 (thus approximately 147 years unexpired).

Location

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

Description

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

Accommodation

Second Floor

Studio Room Separate Kitchen Bathroom

Exterior

The property benefits from

EPC Rating D









Flat 2, 309 Barking Road, Plaistow, London E13 8EE

*Guide Price £75,000+

A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum (Reflecting a Gross Initial Yield of 17.6%)

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2006 (thus approximately 105 years unexpired).

Location

The property is situated on a residential road close to local shops rent of £1,100 per calendar month. and amenities. The open spaces of Central Park are within easy reach. Transport links are provided by East Ham underground station (Circle line) and Barking rail station.

Description

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

Accommodation

First Floor

Studio Room Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a

EPC Rating C







88

First and Second Floor Flat, 134 Crockhamwell Road, Woodley, Reading, Berkshire RG5 3JH

*Guide Price £110,000+

A First and Second Floor Two Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum

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

Location

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

Description

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

EPC Rating D

Accommodation

First Floor

Reception Room Kitchen

Second Floor

Two Bedrooms Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 21st October 2024 at a rent of £1,250 per calendar month.

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



First and Second Floor Flat, 132 Crockhamwell Road, Woodley, Reading, Berkshire RG5 3JH

*Guide Price £110,000+

A First and Second Floor Two Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £14,400 Per Annum

Tenure

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

Location

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

Description

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

Accommodation

First Floor

Reception Room Kitchen

Second Floor

Two Bedrooms Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 28th March 2025 at a rent of £1,200 per calendar month.

EPC Rating **E**



590

24 Walpole Road, Walthamstow, London E17 6PT

*Guide Price £430,000+

A Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Stoneydown Park are within easy reach. Transport links are provided by Blackhorse Road underground (Victoria line) and overground stations

Description

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

Tenancy

We understand that the property is occupied however, the receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from a rear garden.

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



72

91 Lutterworth Road, Burbage, Hinckley, Leicestershire LE10 2DL

*Guide Price £65,000+

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 Sketchley Hill Farm Recreation Ground are within easy reach. Transport links are provided by Hinckley rail station.

Description

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

EPC Rating F

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Two Bedrooms Bathroom

Exterior

The property benefits from a rear garden.



Flat 24 Eaton Court, 126 Edgware Way, Edgware, Middlesex HA8 8JZ

*Guide Price £120,000+

A Vacant Second Floor One Bedroom Retirement Flat

Location

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

Description

The property comprises a second floor one bedroom retirement flat situated within a purpose built block arranged over ground and two upper floors. The property benefits from a communal lounge and lift access.

Note

To be eligible as a resident you must be aged 60 or over. Please refer to the legal pack for more information on eligibility

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 1992 (thus approximately 92 years unexpired).

Accommodation

Second Floor

Reception Room Kitchen Bedroom Bathroom

Exterior

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

EPC Rating C







6 Week Completion Available

54 High Street, Newhall, Swadlincote, Derbyshire DE11 0HU

*Guide Price £60,000+

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 Newhall Park are within easy reach. Transport links are provided by the A511 to the north.

Description

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

EPC Rating D

Accommodation **Ground Floor**

Reception Room

Kitchen

First Floor

Two Bedrooms Bathroom

Exterior

The property benefits from a rear garden.









593

10 Shelley Way, Plymouth, Devon PL5 1QE

*Guide Price £155,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Total G.I.A Approximately 73 sq m

Exterior

The property benefits from both front and rear gardens

EPC Rating D











Mas Alto, 2 Woodlands Close, Gerrards Cross, Buckinghamshire SL9 8DQ

*Guide Price **£900,000+**

A Vacant Six Bedroom Detached House. Potential for Renovation and 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 Gerrards Cross Common Playground are within easy reach. Transport links are provided by Gerrards Cross rail station and the M25.

Description

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

EPC Rating C

Accommodation

Ground Floor

Reception Room Kitchen Conservatory Gym Study Room Utility Room

First Floor

Four Bedrooms Bathroom

Second Floor

Two Bedrooms Bathroom

Exterior

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



Next auction: 16th & 17th October 2025

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1 & 2 The Maltings, Wetmore Road, Burton-on-Trent, Staffordshire DE14 1SE

*Guide Price Sold Prior









A Pair of Freehold Grade II Listed Four Storey Former Brewery Buildings. Potential to Convert to Residential Use (Subject to Obtaining all Relevant Consents)

Location

The property is situated in a mixed use area, close to local shops and amenities. The open spaces of Newton Park are within easy reach. Transport links are provided by Burton-on-Trent rail station.

Description

The property comprises a pair of Grade II Listed four storey buildings both formerly arranged as a brewery. The property has been recently used to grow cannabis and requires a program of refurbishment.

Exterior

The property benefits from off street parking.

Accommodation

Ground Floor

Large Room Offices/Storage Rooms

First Floor

Large Room Offices/Storage Rooms

Second Floor

Large Room Offices/Storage Rooms

Third Floor

Large Room Offices/Storage Rooms

Total G.I.A approximately 12,107 sq m / 130,319 sq ft

Planning

Staffordshire Borough Council granted the following planning permissions (ref: P/2020/00679) on 27th October 2021 : 'Conversion and alterations of two detached buildings to provide 143 No. apartments and studios with associated car parking incorporating electric car charging points' and (ref: P/2020/00701) on 27th October 2021: 'Listed Building Consent for internal and external renovation and refurbishment to include reinstatement of original openings, creation of new openings, re-roofing, replacement of rainwater goods, windows and doors, removal of part of roof covering, to incorporate continuous rooflight, insertion of staircases and lifts, re-use of original starts and columns to facilitate the conversion to 143 apartments and studios'. Planning has now lapsed.

Holbrook House, 72 Bank Street, Maidstone, Kent ME14 1SN

*Guide Price £100,000-£125,000

A Mid Terrace Building Offered With Planning Permission for the Erection of a Five Bedroom HMO to the Rear. The Building Is **Currently Arranged to Provide Two Ground Floor Commercial** Units and Six Flats on the Upper Floors (All Sold Off) Producing £1,500 Per Annum. There May be Further Potential for a Roof **Development (Subject to Obtaining all Relevant Consents)**

Tenure

Freehold

Location

The property is situated on a mixed use road close to Fremlin Walk Shopping Centre. The open spaces of Brenchey Gardens are within easy reach. Transport links are provided by Maidstone West rail station and the A249.

Planning

Maidstone Borough Council granted the following planning permission (ref: 25/500095/FULL) on 30th April 2025: 'Demolition of existing brick enclosure and erection of a 4 storey building to accommodate a 5no. bedroom HMO with communal kitchen, roof top garden, and refuse, recycling and cycle storage'.

Description

The property comprises a mid terrace mixed use mid terrace building arranged to provide two ground floor commercial units and six flats on the upper floors (all sold off).

Tenancy

The lower ground and ground floor retail units are sold off on a 999 year lease from 19th April 2016.

The six flats are all sold off on 150 year leases from 25th March 2018 at a ground rent of £250 per annum





96

9 Mollison Square, Wallington, Surrey SM6 9DB

*Guide Price £180,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 150 year lease from 25th December 2002 (thus approximately 127 years unexpired).

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

Description

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

Accommodation

First Floor

Reception Room with Open-Plan Kitchen

Two Bedrooms (One with En-Suite) Bathroom

Exterior

The property benefits from allocated parking.

EPC Rating E









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 The property benefits from 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.

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

Accommodation

First Floor

Reception Room Kitchen **Bedroom** Bathroom

Exterior

communal gardens.

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

EPC Rating C



98

6 Week Completion Available

44 Leicester Road, Dinnington, Sheffield, South Yorkshire S25 2PX

*Guide Price £25,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £4,140 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months commencing 17th September 2024 at a rent of £345 per calendar month (Holding Over).

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

Accommodation

Ground Floor

Two Reception Rooms Kitchen Bathroom

First Floor

Three Bedrooms

EPC Rating



78

Garage at 16 Chaplin Road, Bristol, Avon BS5 0JU

*Guide Price £15,000+

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 Rawnsley Park are within easy reach. Transport links are provided by Stapleton Road rail station.

Description

The lot comprises a single storey lock up garage.

Note

The garage is accessed via Felix Road.





Flat 14 Northumberland Court, Northumberland Avenue, Margate, Kent CT9 3BS

*Guide Price £50,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 25th December 1950 (thus approximately purpose built block arranged over 924 years unexpired).

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

EPC Rating E

Description

The property comprises a first floor two bedroom flat situated within a ground and four upper floors.

Accommodation

First Floor

Kitchen Two Bedrooms









auctionhouselondon.co.uk



100A 6 Week Completion Available 13 Gloucester Place, Briston, Melton Constable, Norfolk NR24 2LD

*Guide Price £70,000+

A Vacant Five Room Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating G

Accommodation **Ground Floor**

Two Rooms Kitchen Utility Room

First Floor

Two Rooms Bathroom

Second Floor

Room

Exterior

The property benefits from a rear garden.









5101

56 Phoenix Place, Dartford, Kent DA1 2XA

*Guide Price £75,000+

A Vacant Fourth Floor One Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 9th April 1973 (thus approximately 46 years unexpired).

Accommodation

Fourth Floor

Reception Room/Kitchen Bedroom Bathroom

EPC Rating C







Flat 1 Culpit House, 74-78 Town Centre, Hatfield, Hertfordshire AL10 0JW

*Guide Price £110,000+

A Vacant First Floor Two Bedroom Flat

Location

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

EPC Rating C

Leasehold. The property is held on a 125 year lease from 13th September 2016 (thus approximately 116 years unexpired).

Accommodation

First Floor

Reception Room with Open-Plan Kitchen Two Bedrooms Bathroom

Note

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









By Order of the Executors
56 Thomas Road, Clacton-on-Sea,
Essex C015 3JB

*Guide Price £140,000+

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

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen Three Bedrooms Bathroom

Exterior

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



1 The White Hart Parade, London Road, Riverhead, Sevenoaks, Kent TN13 2BJ

*Guide Price £140,000+

A Ground Floor Retail Unit Let Producing £17,000 Per Annum

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

Description

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

Location

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

EPC Rating C

Accommodation & Tenancy Schedule

1	Property	Floor	Accommodation	Tenancy Details	Current Rent
	1 The White Hart Parade	Ground	Retail Unit - Not Inspected	Let to Billington Travel Limited for a term of 5 years commencing 23r September 2023	£17,000 Per Annum



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

*Guide Price £120,000+

A Vacant Ninth Floor Four Room Flat

Tenure

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

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 Bathroom Separate WC

Exterior

The property benefits from a private balcony and allocated parking.

EPC Rating D









1 Fore Street, Wellington, Somerset TA21 8AA

*Guide Price £100,000+

A Ground Floor Retail Unit Fully Let Producing £15,000 Per Annum (Reflecting a Gross Initial Yield of 15%)

Location

The property is situated in Wellington city centre close to local held on a new 999 year lease. 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.

Description

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

Tenure

Leasehold. The property will be

Accommodation **Ground Floor**

Retail Unit

Tenancy

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



Flat 4 Lister House, Lomas Street, Whitechapel, London E1 5BG

£250,000+

A First and Second Floor Three Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £27,600 Per **Annum**

Tenure

Leasehold. The property is held on a 125 year lease from 19th June 1988 (thus approximately 87 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Vallance Gardens are within easy reach. Transport links are provided by Whitechapel underground (Élizabeth and Circle lines) and overground stations.

Description

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

EPC Rating D

Accommodation

First Floor

Reception Room Kitchen Bathroom

Second Floor

Three Bedrooms

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing 1st May 2023 at a rent of £2,300 per calendar month (Holding Over).







*Guide Price

5 108 6 Wheatlands Road, Tooting, London SW17 8BB

*Guide Price £585,000+

A Vacant First Floor Four Bedroom Flat. Offered With Planning Permission for a Loft Extension to Create a Further Two Rooms. **Bathroom and a Roof Terrace**

Share of Freehold. The property is held on a 250 year lease from 1st January 2019 (thus approximately 243 years unexpired).

Location

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

Planning

Wandsworth Council granted planning permission (ref: 2023/0099) on 10/03/23 :

'Alterations including erection of a mansard roof extension to the main rear roof; Erection of an extension above part of the two-storey back addition; Formation of a roof terrace with a 1.7m high glazed screen surround above the twostorey back addition'. (subject to freeholders consent)

Description

The property comprises a first floor four bedroom flat situated within a mid terrace building arranged over ground and first floors. There may be potential to convert the property into two flats (subject to obtaining all relevant consents).

Accommodation

First Floor

Reception Room Kitchen Four Bedrooms Bathroom

G.I.A Approximately 960 sq ft

EPC Rating D









5 109 82 London Road, Enfield, Middlesex EN2 6HU

*Guide Price £330,000+

A Vacant Ground Floor Commercial Unit. Offered With Planning Permission to Convert into Two Flats (1 x One Bedroom, 1 x Studio)

Tenure

Leasehold. The property is held on a 999 year lease from 25th March 1972 (thus approximately **946 years** within a mid terrace building unexpired).

Location

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

Planning

Enfield Borough Council granted the following planning permission (ref: 24/01751/PIA) on 6th June 2024 own enquiries with regard to any : 'Change of use of hot food takeaway at ground floor (Sui-Generis) to 1 x self-contained flat at front and 1 x self contained flat at rear (Class C3), involving reduction of single storey rear extension to allow outdoor area for bins/bike storage'.

EDC Dating (

Description

The property comprises a ground floor commercial unit situated arranged over ground and three upper floors. Plans have been drawn up for the erection of a lower ground basement. 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 development potential, permissions required and any previous planning history in respect of this site.

Accommodation **Ground Floor**

Shop Area Storage Rooms WC's







78-80 London Road, Enfield, Middlesex EN2 6HU

*Guide Price £675,000+

Two Vacant Ground Floor Commercial Units. Offered With Planning Permission to Convert into Four Self-Contained Flats (Part of the Planning has now Lapsed)

The property is situated on a mixed use road close to local shops and Park are within easy reach. Transport links are provided by Bush Hill Park overground station and Enfield Chase rail station.

Enfield Borough Council granted the following planning permissions:

ref: 22/01362/PIA on 25th October 2022: 'Change of use of ground floors from hot food takeaway (sui generis) to self-contained flats (Class C3)'.

ref: 19/01471/PIA on 29th May 2019: 'Change of use from A1 to provide 2 x 2-bed self-contained flat (C3).

EPC Rating C

Leasehold. The property is held on a 999 year lease from 25th March amenities. The open spaces of Town 1972 (thus approximately 946 years unexpired).

Description

The property comprises a two ground floor commercial units situated within a mid terrace building arranged over ground and three upper floors.

Accommodation **Ground Floor**

Shop Areas Storage Rooms







194 Southampton Street, Reading, Berkshire RG1 2RD

*Guide Price **Sold Prior**

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 Coley Recreation Ground are within easy reach. Transport links are provided by Reading West rail station.

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen Bedroom Bathroom

First Floor

Separate WC

Two Bedrooms

Second Floor Bedroom

EPC Rating E











Flat 1, 22 Forest Hill Road, Southwark, London SE22 ORR

*Guide Price £175,000+

A Ground Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops a 125 year lease from 7th July 2017 and amenities. The open spaces of The Sexby Garden are within easy reach. Transport links are provided by Forest Hill overground and rail station.

Description

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

Leasehold. The property is held on (thus approximately 117 years unexpired).

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen Two Bedrooms Bathroom

On the Instructions of









C5 Pine Grange, Bath Road, Bournemouth, Dorset BH1 2PH

*Guide Price £90,000-£100,000

A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,800 Per Annum (Equivalent).

Leasehold. The property is held on a 250 year lease from 26th June 2005 (thus approximately 230 years within a purpose built block unexpired).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months commencing 18th April 2025 at a rent of £900 per calendar month.

Note

The vendor has advised the property has an estimated rental value of £15,600 per annum.

Description

The property comprises a second floor one bedroom flat situated arranged over ground and six upper floors. The building benefits from a

Second Floor

Reception Room Kitchen Bedroom Bathroom

G.I.A. Approximately 620 sq ft

Exterior

The property benefits from underground parking and ANPR controlled parking.

EPC Rating D







271 Lillie Road, Fulham, London SW6 7LL

*Guide Price £200,000+

A Vacant Well Located Ground Floor Retail Unit

Location

The property is situated on a residential road close to local shops a 999 year lease from 23rd June and amenities. The open spaces of Normand Park are within easy reach. Transport links are provided by Barons Court underground station (Circle line) and West Brompton rail station.

Description

The property comprises a ground floor commercial unit situated within a mid terrace building arranged over ground and three upper floors.

Tenure

Leasehold. The property is held on 2025 (thus approximately 999 years unexpired).

Accommodation

Ground Floor Retail Unit

EPC Rating B







115 14 Routh Court, Feltham, Middlesex TW14 8SJ

*Guide Price £120,000+

A Vacant First Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Raleigh Park Open Space are within unexpired). easy reach. Transport links are provided by Heathrow Terminal 4 underground station (Piccadilly line) and Ashford rail station.

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 1st July 1989 (thus approximately 63 years

Accommodation

First Floor

Reception Room/Kitchen Two Bedrooms Bathroom

EPC Rating C







Garage 81 Daniel Way, Silver End, Witham, Essex CM8 3SS

*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 Silver End Memorial Gardens are within easy reach. Transport links are provided by White Notley rail station.

Description

The property comprises a single storey lock up garage.



117 31 Woodstock Close, Oxford, Oxfordshire OX2 8DB

*Guide Price £275,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1977 (thus approximately 50 years unexpired).

Location

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

Description

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

Accommodation

Third Floor

Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from communal gardens and off street

EPC Rating E











102 Braemar Avenue, Neasden, London NW10 0DP

*Guide Price £185,000+

A Ground Floor Two Bedroom Maisonette

Location

The property is situated on a residential road close to local shops a 99 year lease from 29th and amenities. The open spaces of Neasden Recreation Ground are within easy reach. Transport links are provided by Wembley Park underground station (Jubilee line) and Hendon rail station.

Description

The property comprises a a ground floor two bedroom maisonette situated within an end of terrace building.

Exterior

The property benefits from a rear garden.

Tenure

Leasehold. The property is held on September 1988 (thus approximately 63 years unexpired).

Accommodation

Ground Floor

Open Plan Reception/Kitchen Two Bedrooms Bathroom

EPC Rating C

On the Instructions of









1 1 1 9 1 Cragg Terrace, Horsforth, Leeds, West Yorkshire LS18 4NS

*Guide Price Withdrawn

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

Description

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

EPC Rating F

Accommodation Lower Ground Floor

Cellar

Ground Floor

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Second Floor

Loft Room

The property benefits from a rear garden.







5 120 Flat 171 Selhurst Road, Selhurst, London SE25 5QB

*Guide Price £110,000+

A Ground Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops a 99 year lease from 24th June 1984 and amenities. The open spaces of Heavers Meadow are within easy reach. Transport links are provided by Selhurst rail station.

Description

The property comprises a ground floor one bedroom flat situated within a semi-detached building arranged over ground, lower ground and two upper floors. The property requires a program of refurbishment. We are informed by the seller that the ground rent is £80 per annum.

EPC Rating E

Leasehold. The property is held on (thus approximately 58 years unexpired).

Accommodation

Ground Floor Reception Room Kitchen Bedroom Bathroom









1.7 Acres of Land Off Northampton Road, Cosgrove, Milton Keynes, Buckinghamshire MK19 7BB

*Guide Price £150,000+

A Plot of Land Measuring Approximately 1.7 Acres / 6,880 sq m (74,056 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Stony Stratford Nature Reserve are within easy reach. Transport links are provided by Wolverton rail station and the A508.

Description

The lot comprises a plot of land measuring approximately 1.7 Acres / 6,880 sq m (74,056 sq ft).

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.



90

Ground Floor, 151 Fairfax Drive, Westcliff-on-Sea, Essex SS0 9BQ

*Guide Price £50,000+

A Ground Floor Commercial Unit Subject to a Lease Producing £8.500 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 21st July 2008 (thus approximately 83 years unexpired).

Location

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

Description

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

Accommodation **Ground Floor**

Retail Area **EPC Rating**



Land Adjacent to 30 Panters, Hextable, Swanley, Kent BR8 7RW

*Guide Price £60,000+

A Plot of Land Offered With Planning Permission for the **Erection of an End of Terrace House**

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Southfields Public Open Space are within easy reach. Transport links are provided by Swanley rail station.

Description

The property comprises a plot of land measuring approximately 88 sq m (945 sq ft).

Planning

Sevenoaks Borough Council granted the following planning permission (ref: 25/00214/FUL) on 23rd April 2025 : 'Proposed dwelling. Erection of a porch to existing dwelling'.

Proposed Accommodation Exterior Ground Floor

Reception Room with Open Plan Kitchen

First Floor

Two Rooms Shower Room

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.





Flat 42 Trinity Square, 23-59 Staines Road, Hounslow, *Guide Price £120,000-£145,000

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

Tenure

Leasehold. The property is held on a 950 year lease from 1st January 2016 (thus approximately 941 years unexpired).

Location

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

Description

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

Accommodation

First Floor

Studio Room Kitchen Bathroom

Exterior

The property benefits from off

Tenancy

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

EPC Rating C







□ 125 21 Alexandra Road, Ramsgate, Kent CT11 7HY

Accommodation **Ground Floor**

*Guide Price £125,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating D



Kitchen First Floor Two Bedrooms

Two Reception Rooms

Bathroom **Exterior**

The property benefits from a rear garden.









2 Shipden House, High Street, Cromer, Norfolk NR27 9HG

*Guide Price £100,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 12th March 2004 (thus approximately 77 years unexpired).

Location

The property is situated on a residential road close to the town centre. The open spaces of Cromer Beach are within easy reach. Transport links are provided by Cromer rail station.

Description

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

Accommodation

First Floor

Reception Room Kitchen Two Bedrooms Bathroom







Land on the North Side of Westwood Road, Barnes, London SW13 0LA

*Guide Price **Postponed**

A Plot of Land Measuring Approximately 325 sq m (3,495 sq ft). Potential for Parking for Multiple Cars (Subject to Obtaining all **Relevant Consents)**

Tenure

Freehold

Location

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

The lot comprises a plot of land measuring approximately 325 sq m (3,495 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.



5 1 28 65 & 65A Church Street, Bentley, Doncaster, South Yorkshire DN5 0BB

*Guide Price £55,000+

A Vacant End of Terrace Building Arranged to Provide Two Flats. ERV based on the Local Housing Allowance (LHA) Rate is £10,172.24 per annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).

Location

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

Description

The property comprises an end of terrace building arranged to provide First Floor two flats over the ground and first floors.

Tenancy

The LHA rate for a 1 bedroom property in the area is £97,81 per week (£10,172.24 per annum) (source: lha-direct.voa.gov.uk).

Tenure

Freehold

Accommodation **Ground Floor**

Reception Room Kitchen Bedroom Bathroom

Reception Room Kitchen Bedroom Bathroom

EPC Rating

65 - E 65A - D







5129

5-7 Nevill Street, Southport, Merseyside PR9 0DE

*Guide Price £150,000+

A Ground Floor Retail Unit Subject to a Lease Producing £23,000 Per Annum

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

Location

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

Description

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

Accommodation Ground Floor

Retail Units

G.I.A Approximately 119 sq m (1,281 sq ft)

Tenancy

The property is subject to a FRI lease for a term of 5 years commencing 29th September 2021 at a rent of £23,000 Per Annum.



Basement Flat, 16 South Ealing Road, Ealing, London W5 4QA

*Guide Price £90,000+

A Share of Freehold Lower Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £14,400 Per Annum

Location

The property is situated on a residential road close to local shops held on a 999 year lease from 8th and amenities. The open spaces of Lammas Park are within easy reach. Transport links are provided by South Ealing underground station (Piccadilly line) and Ealing Broadway rail station.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1200 per calendar month (Holding Over).

EPC Rating E

Tenure

Share of Freehold. The property is April 2022 (thus approximately 995 years unexpired).

Description

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

Accommodation Lower Ground Floor

Studio Room Bathroom









End 130A Roof Space at Harefield Court, Dallow Road, Luton, Bedfordshire LU1 1TQ

*Guide Price £30,000+

A Virtual Freehold Roof Space Offered with Lapsed Prior Approval Consent for an Additional Two Storey Extension to **Create Ten Additional One Bedroom Flats**

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

Location

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

Description

The property comprises the roof space above the existing building which is currently arranged over ground and two upper floors.

Planning

Luton Borough Council granted prior approval consent (ref: 21/01326/PAUPFL) on 16th November 2021: 'Request for a determination as to whether prior approval is required under Part 20 Class A of the Town and Country Planning (General Permitted Development) Order 2015 -Construction of two additional floors to provide 10 flats'. (Now lapsed).





5 1 3 1 35 Crisp Road, Henley-on-Thames, Oxfordshire RG9 2EN

*Guide Price £240,000+

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

Tenure

Freehold

Description

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

Location

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

Accommodation

Ground Floor

Reception Room Kitchen Utility Room

First Floor

Three Bedrooms Bathroom

Exterior

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

EPC Rating C







Apartment 8 Orion, 9 The Boardwalk, Brighton Marina Village, Brighton, East Sussex BN2 5ZD

*Guide Price £275,000+

A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £21,600 Per Annum

Leasehold. The property is held on a 141 year lease from 1st January 2014 (thus approximately 129 years unexpired).

Location

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

The property is subject to an Assured Shorthold Tenancy expiring 19th May 2026 at a rent of £1,800 per calendar month.

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

Accommodation

First Floor

Reception Room with Open Plan Kitchen

Two Bedrooms

Two Bathrooms

Exterior

The property benefits from a private balcony.

EPC Rating B



Apartment 18 Orion, 9 The Boardwalk, Brighton Marina Village, Brighton, East Sussex BN2 5ZD

*Guide Price £275,000+

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

Tenure

Leasehold. The property is held on a 141 year lease from 1st January 2014 (thus approximately 129 years unexpired).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy expiring balcony 8th November 2025 at a rent of £1,700 per calendar month.

We have been advised that the tenant will be vacating by the 8th of November 2025.

Description

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

Accommodation

Second Floor

Reception Room with Open Plan Kitchen

Two Bedrooms (One With En-Suite) Bathroom

Exterior

The property benefits from a private

EPC Rating B



129 Brighton Street, Wallasey, Merseyside CH44 8DT

*Guide Price £55,000+

A Vacant Mixed Use End of Terrace Building Arranged to Provide a Ground Floor Workshop and a First and Second Floor Three Room Split Level Flat. G.I.A Approximately 1355 sqft

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Central Park are within easy reach. Transport links are provided by Bidston rail station and the M53.

Description

The property comprises a mixed use end of terrace building arranged to provide a ground floor workshop and a first and second floor split level three room flat.

EPC Rating E

Accommodation

Ground Floor

Workshop Kitchenette Storage Room

First Floor

Room Kitchen WC

Second Floor

Two Rooms Bathroom

Exterior

The property benefits from a rear yard.







Flat 9 Bloomsbury House, 40 Clarence Avenue, Clapham, London SW4 8HZ

*Guide Price £140,000+

A Vacant Second Floor One Bedroom Flat. Potential to Convert into a Two Bedroom Flat (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 Clapham Common are within easy reach. Transport links are provided by Clapham North & South underground station (Northern line) and Brixton rail station, along with many bus routes.

Description

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and eleven upper floors. The building benefits from intercom.

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 27th October 2014 (thus approximately 114 years unexpired).

Accommodation

Second Floor

Reception Room Kitchen

Bedroom with built in wardrobe Storage Room

Bathroom

Exterior

The property benefits from off street parking.







Flat 20 Stanford House, Princess Margaret Road, East Tilbury, Tilbury, Essex RM18 8YP

*Guide Price £50,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1982 (thus approximately purpose built block arranged over 57 years unexpired).

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

Note

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

EPC Rating **E**

Description

The property comprises a first floor one bedroom flat situated within a ground and four upper floors.

Accommodation

First Floor

Kitchen



98

5 Pine Acre Court, The Ridge, Woking, Surrey GU22 7EQ

*Guide Price £200,000+

A Lower Ground and Ground Floor Two Bedroom Split Level Flat Subject to an a Periodic Tenancy Producing £20,400 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 13th January 1996 (thus approximately 970 years unexpired).

Location

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

Note

Buyers are advised that there is a boundary dispute relating to the garden of the property. Further details are available within the legal pack, and interested parties must rely on their own enquiries. The property has not been inspected by Auction House London. All information has been supplied by the vendor.

EPC Rating C

Accommodation

Lower Ground Floor

Three Basement Rooms

Ground Floor

Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from access to gardens and a garage.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 11/04/2022 at a rent of £1,700 per calendar month.

On the Instructions of





Description

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



Flat 2, 42 Frimley Road, Camberley, Surrey GU15 3BD

*Guide Price £65,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1982 (thus approximately 56 years unexpired). At the buyer's request a Bedroom 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 Barossa Nature Reserve are within easy reach. Transport links are provided by Blackwater rail station.

Description

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

Accommodation

Ground Floor

Reception Room Kitchen Bathroom

Exterior

The property benefits from off street parking.

EPC Rating G







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

*Guide Price £110,000+

A Vacant First Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1985 (thus approximately **59 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

The property is situated on a residential road close to local shops Bathroom and amenities. The open spaces of Watford Recreation Fields Playground are within easy reach. Transport links are provided by Watford underground station (Metropolitan Line), Watford High Street overground station and Bushey rail station.

Exterior

The property benefits from a private rear garden.

EPC Rating D

Description

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

Accommodation

First Floor

Reception Room Kitchen Two Bedrooms







By Order of the LPA Receivers
31 Glenwood Grove, Kingsbury,
London NW9 8HL

*Guide Price £495,000+

A Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom Separate WC

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

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



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

*Guide Price £80,000+

A Vacant First Floor Studio Flat

Location

The property is situated on a residential road close to local shops a new 999 year lease. and amenities. The open spaces of St James Park are within easy reach. Transport links are provided by Walthamstow Central underground station (Victoria line) and Lea Bridge rail station.

Description

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

Tenure

Leasehold. The property is held on

Accommodation

First Floor Studio Room Bathroom









5 142 179 Union Street, Torquay, Devon TQ1 4BY

*Guide Price £20,000+

A Vacant Mid Terrace Building Arranged to Provide a Commercial Unit over Ground, Lower Ground and Basement and a First and Second Floor Flat (Sold off on a Long Lease). Potential to Convert into Residential Use (Subject to Obtaining all Relevant Consents)

Location

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

Description

The property comprises a mid terrace building arrange to provide a commercial unit arranged over three floors and a first and second floor split level flat (sold off on a long lease).

Note

The flat is sold off on a 999 year lease commencing 1st April 2005 at a ground rent of £10 per annum.

Tenure

Freehold

Accommodation Baeement

Kitchen

Lower Ground Floor

Two Office Rooms Store Room WC.

Ground Floor

Three Office Rooms

First and Second Floor

Flat - Not Inspected

EPC Rating C



□ 143 Workshop to the Rear of 179 Union Street, Torquay, Torbay TQ1 4BY

*Guide Price £15,000+

A Ground Floor Commercial Unit Let Producing £3,300 Per **Annum**

Location

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

Description

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

Tenure

Freehold

Accommodation **Ground Floor**

Open-Plan Work Space

Tenancy

The property is subject to a lease for a term of 2 years commencing 1st July 2025 at a rent of £3,300 per annum.

EPC Rating D





5 144 42 Boutport Street, Barnstaple, Devon EX31 1SE

*Guide Price £140,000+

A Ground Floor Retail Unit Let to Coral Producing £22,500 Per **Annum**

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

Location

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

Description

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

Accommodation

Ground Floor Retail Unit

G.I.A Approximately 157 sq m (1,690 sq ft)

The property is let to Coral for a term of 5 years expiring in 2027 at a rent of £22,500 per annum. We understand the tenant has been occupying the property since at least 2014.



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

*Guide Price £100,000+

A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £17,232.24 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.

Note

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

EPC Rating D

Description

The property comprises a ground floor studio flat situated within a mixed use parade arranged 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 £1,436.02 per calendar month.



5146

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

*Guide Price £60,000+

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

Tenure

Freehold

Location

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

Description

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

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

EPC Rating D

Accommodation Ground Floor

Two Reception Rooms Kitchen Bathroom

First Floor

Three Bedrooms Bathroom

Tenancy

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



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 upper floors. 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 Bathroom and amenities. The open spaces of Mermaid Beach are within easy reach. Transport links are provided by Folkstone Central rail station.

EPC Rating E

Description

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

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen Bedroom









By Order of the LPA Receivers
71 Croftdown Road, Birmingham,
West Midlands B17 8RE

*Guide Price £550,000+

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.



23A Chapel Street, Petersfield, Hampshire GU32 3DY

*Guide Price £100,000+

A Vacant First and Second Floor Four Room Split Level Flat

Location

The property is situated on a residential road close to local shops a 125 year lease from 24th June and amenities. The open spaces of Petersfield Heath & Pond are within unexpired). 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 Second Floor building arranged over ground and two upper floors.

Tenure

Leasehold. The property is held on 1988 (thus approximately 88 years

Accommodation

First Floor

Kitchen/Diner Room

Three Rooms (One with En-Suite) Bathroom

EPC Rating E









5 150 40 Murray Street, Hartlepool, Cleveland TS26 8PH

*Guide Price £20,000+

A Vacant End of Terrace Building Arranged to Provide a Ground Floor Shop and First and Second 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 Ward Jackson Park are within easy reach. Transport links are provided by Hartlepool rail station.

Description

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

Accommodation **Ground Floor**

Shop Area Kitchen

WC

First Floor

Two Rooms

Second Floor

Two Rooms

EPC Rating E



6 Week Completion Available 10 Adrian Street, Blackpool, Lancashire FY1 6DA

*Guide Price £35,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

The property benefits from a rear yard.

EPC Rating C







5152

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.









5 153 Shell Cottage, 31 North Street, Fowey, Cornwall PL23 1DB

*Guide Price £205,000+

A Vacant Two Bedroom Mid Terrace Cottage

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Bedroom Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a small rear yard.











5154

Land Opposite 38-60 Prospect Place, Grays, Essex RM17 6BY

*Guide Price £30,000-£70,000

A Plot of Land Measuring Approximately 286 sq m (3,078 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 Grays Town Park are within easy reach. Transport links are provided by Grays rail station.

The lot comprises a plot of land measuring approximately 286 sq m (3,078 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. 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.







5 155 Flat 3 Hatton Place, 118 Midland Road, Luton, Bedfordshire LU2 0FB

*Guide Price £85,000+

A Second Floor Two Bedroom Flat Offered with Vacant **Possession**

Tenure

Leasehold. The property is held on a 125 year lease from 31st August 2004 (thus approximately 104 years unexpired).

Location

The property is situated on a residential road close to Luton City Centre. The open spaces of Peoples Park are within easy reach. Transport links are provided by Luton rail station.

Description

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

The removal of cladding has been approved and remedial works will be starting.

Accommodation

Second Floor

Reception Room Kitchen Two Bedrooms one with Ensuite Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C









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

*Guide Price £120,000+

A Vacant Three Bedroom Semi Detached House

Tenure

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

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.





Accommodation **Ground Floor**

Through Reception Room

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from both front and rear gardens.









5157

Flat 12E Arlington House, All Saints Avenue, Margate, Kent CT9 1XR

*Guide Price £50,000+

A Twelfth Floor Two Bedroom Flat with Sea Views Subject to an Assured Shorthold Tenancy Producing £10,800 Per Annum

Tenure

Leasehold. The property is held on a 114 year lease from 1st October 1961 (thus approximately **50 years** unexpired).

Location

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

Tenancy

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

Note

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

Description

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

Accommodation

Twelfth Floor

Reception Room with Open Plan Kitchen Two Bedrooms Bathroom

EPC Rating D







16 St. James Court, St. James's Road, Croydon, Surrey CR0 2SE

*Guide Price £90,000+

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

Leasehold. The property is held on a 99 year lease from 29th September 1934 (thus approximately 8 years unexpired).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months commencing 28th August 2024 at a rent of £1,300 per calendar month.

Note

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

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

Accommodation

Third Floor

Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from communal gardens.

EPC Rating E



5 159 8 Cross Street, Skegness, Lincolnshire PE25 3RH

*Guide Price £40,000+

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

Tenure

Freehold

Location

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

Description

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

EPC Rating C

Accommodation

Ground Floor

Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £7,800 per annum.



101 Manor Road, Tottenham, London N17 0JG

*Guide Price £310,000+

A Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D

On the Instructions of









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Plot I, Land Lying on the North Side of Grimsdyke Cottages, Old Redding, Harrow, Middlesex HA3 6SF

*Guide Price £38,000+

A Plot of Land Measuring Approximately 0.36 Acres / 1,456 sq m (15,672 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Bentley Priory Open Space are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) Hatch End overground station.

Description

The lot comprises a plot of land measuring approximately 0.36 Acres / 1,456 sq m (15,672 sq ft).





12 Rosewarne Road, Camborne, Cornwall TR14 8BE

*Guide Price £275,000+



A Vacant Partially Fire Damaged Purpose Built Block Arranged to Provide 8 x Two Bedroom Flats. Potential for Development (Subject to Obtaining all Relevant Consents)

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

Tenure

Freehold

Description

The property comprises a partially fire damaged purpose built block arranged to provide 8 x two bedroom flats. The property requires a program of refurbishment.

Accomodation Schedule

ound, First and Second	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (Both with En-Suites), Garage, Balcony
	,
ound, First and Second	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (Both with En-Suites), Two Balconies
ound, First and Second	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (Both with En-Suites), Two Balconies
ound	Reception Room with Open-Plan Kitchen, Two Bedrooms, Bathroom, Rear Garden Patio
rst	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (One with En-Suite), Bathroom, Balcony
rst	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (One with En-Suite), Bathroom, Balcony
cond	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (One with En-Suite), Bathroom,
cond	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (One with En-Suite), Bathroom, Balcony
	ound, First and Second ound st st cond

19 Green Pond Close, Walthamstow, London E17 6EE

*Guide Price £170,000+

A Second Floor Studio Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1990 (thus approximately 63 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Lloyd Park are within easy reach. Transport links are provided by Blackhorse Road underground (Victoria line) and overground stations.

EPC Rating C

Description

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

Accommodation

Second Floor

Studio Room Kitchen Bathroom

On the Instructions of





167 Moorgate Road, Kippax, Leeds, West Yorkshire LS25 7ET

*Guide Price £60,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 200 year lease from 25th March 1991 (thus approximately **165 years** unexpired).

Location

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

EPC Rating E

Description

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

Accommodation

First Floor

Reception Room Kitchen Bedroom Bathroom









Flat 38 Tennyson Apartments, 1 Saffron Central Square, Croydon, Surrey CR0 2FW

*Guide Price £100,000+

A Fourth Floor One Bedroom Flat

Tenure

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

Location

The property is situated on a residential road close to local shops Fourth Floor 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

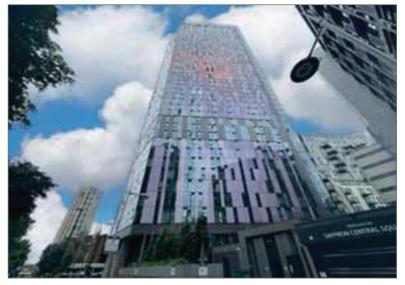
The property comprises a fourth floor one bedroom flat situated within a purpose built block arranged over ground and fifteen upper floors.

Accommodation

Reception Room with Open Plan Kitchen Bedroom Bathroom

On the Instructions of









26 Bournevale Road, Streatham, London SW16 2BA

*Guide Price £775,000+

A Vacant Mid Terrace Building Arranged to Provide Two Self-Contained Flats. Offered With Planning Permission to Convert into Three Flats (1 x One Bedroom, 1 x Two Bedroom, 1 x Three Bedroom)

Tenure

Freehold

Description

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

Planning

Lambeth Borough Council granted the following planning permission (ref: 24/00675/FUL) on 9th May 2024 : 'Conversion of two apartments into three apartments, involving the erection of a single storey ground floor rear/side extension with a courtvard, and rear extension to the first floor outrigger together with the installation of 2 front and 2 rear roof lights, plus the provision of cycle/refuse store and landscaping treatment'.

Location

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

Accommodation **Ground Floor**

One Bedroom Flat - Not Inspected

First and Second Floors

Three Bedroom Flat - Not Inspected

Exterior

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

Joint Auctioneers





Note

We understand there is evidence of Japanese Knotweed at the property. Buyers are deemed to rely on their own enquiries.



41B Blackbird Hill, Kingsbury, London NW9 8RS

*Guide Price £130,000+

A Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1997 (thus approximately 71 years unexpired).

Location

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

EPC Rating D

Description

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

Accommodation Second Floor

Reception Room Kitchen Bedroom Bathroom

On the Instructions of







148A Ewell Road, Surbiton, Surrey KT6 6HE

*Guide Price £197,000+

A Lower Ground Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1983 (thus approximately 56 years unexpired).

Location

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

EPC Rating D

Description

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

Lower Ground Floor

Reception Room with Open Plan Kitchen

Two Bedrooms (One En-Suite) Bathroom

Exterior

The property benefits from a private rear garden.

On the Instructions of









Garage 104, Rear of Beechcroft Avenue, Harrow, Middlesex HA2 7HX

*Guide Price £10,000+

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 Rayner's Mead are within easy reach. Transport links are provided by Rayners Lane underground station (Metropolitan line) and Harrow on the Hill rail station.

Description

The property comprises a single storey lock up garage.



170 32 Grimsby Grove, Beckton, London E16 2RJ

*Guide Price £160,000+

A First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th December 1999 (thus approximately Kitchen 73 years unexpired).

The property is situated on a residential road close to local shops The property benefits from off and amenities. The open spaces of Royal Victoria Gardens are within easy reach. Transport links are provided by Custom House underground station (Elizabeth line)

Description

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

Accommodation

First Floor

Reception Rooms Bedroom Bathroom

Exterior

street parking.

EPC Rating C

On the Instructions of









Auction House LONDON



Lots 171 - 246

Next Page >>>

By Order of the Executors 54 Branksome Drive, Salford, Lancashire M6 7PW

*Guide Price £180,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from both front and rear gardens.











By Order of the Executors 27 Flowers Way, Jaywick, Clacton-on-Sea, Essex C015 2EP

*Guide Price £55,000+

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 Bishops Park are within easy reach. Transport links are provided by Clacton-on-Sea rail station.

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

Two Bedrooms Bathroom

Exterior

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



By Order of the Executors 53 Station Road, Flitwick, Bedford, Bedfordshire MK45 1JT

*Guide Price £150,000+

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

Description

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

Accommodation **Ground Floor**

Two Reception Rooms Kitchen Pantry

First Floor

Two Bedrooms

Second Floor

Exterior

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











By Order of the Executors
2 Woodward Road, Kidderminster,
Worcestershire DY11 6NY

*Guide Price £90,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

First Floor

Three Bedrooms Bathroom

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











By Order of the Executors 16 Newport Street, Oldham, Lancashire OL8 4AJ

*Guide Price £70,000+

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

Description

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

Accommodation **Ground Floor**

Two Rooms

Kitchen

First Floor

Three Rooms Bathroom

Exterior

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

EPC Rating D











By Order of the Executors
4 Alton Street, Crewe,
Cheshire CW2 7QQ

*Guide Price £65,000+

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 Queens Park are within easy reach. Transport links are provided by Crewe 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 (One with an En

Exterior

The property benefits from a rear yard and outdoor WC.











By Order of the Executors 7 Tanhill Walk, Middlesbrough, Cleveland TS3 7LD

*Guide Price £40,000+

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 Pallister Park are within easy reach. Transport links are provided by James Cook rail station.

Description

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

Accommodation **Ground Floor**

Two Reception Rooms Kitchen

First Floor

Two Bedrooms Bathroom

Exterior

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











By Order of the Executors
122 Freshbrook Road, Lancing,
West Sussex BN15 8DF

*Guide Price £230,000+

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 New Monks Nature Reserve are within easy reach. Transport links are provided by Lancing rail station.

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen Two Bedrooms Bathroom Conservatory

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



120

By Order of the Executors 43 Carlton Avenue, Stoke-on-Trent, Staffordshire ST6 7HU

*Guide Price £75,000+

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 Victoria Park are within easy reach. Transport links are provided by Longport 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 Utility Room

First Floor

Two Bedrooms Bathroom Separate WC

Exterior

The property benefits from both front and rear gardens.







By Order of the Executors 9 Fallowfield Close, Hove, East Sussex BN3 7NP

*Guide Price £400,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Two Reception Rooms Kitchen

First Floor

Three Bedrooms Bathroom Separate WC

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



180A 37 Rothesay Avenue, Nottingham, Nottinghamshire NG7 1PU

*Guide Price £115,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Lower Ground Floor

Cellar

Ground Floor

Two Reception Rooms Kitchen Bathroom

First Floor

Three Bedrooms WC.

Exterior

The property benefits from a rear vard.

EPC Rating F



By Order of the Executors
4 The Glade, Bognor Regis,
West Sussex P021 4SD

*Guide Price £275,000+

A Vacant Three Bedroom Detached Chalet Bungalow. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen Bedroom Bathroom Separate WC

First Floor

Two Bedrooms

Exterior

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



122

By Order of the Executors 3 Courtlands Close, Goring-by-Sea, Worthing, West Sussex BN12 4BT

*Guide Price £325,000+

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 Goring-by-Sea Beach are within easy reach. Transport links are provided by Durrington-on-Sea rail station.

Description

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

Accommodation

Ground Floor Reception Room

Kitchen Conservatory Two Bedrooms Bathroom

Exterior

The property benefits from both front and rear gardens.



180-182 Luton Road, Chatham, Medway ME4 5BP

*Guide Price £180,000+

A Vacant Mid Terrace Building Arranged to Provide Three Flats (2 x Two Bedroom, 1 x Three Bedroom). 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 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 three flats (2 x two bedroom, 1 x three bedroom).

Accommodation

Two Bedroom Flat - Not inspected

Two Bedroom Flat - Not inspected

Three Bedroom Flat - Not inspected



By Order of the Executors 29 Radyr Road, Cardiff, South Glamorgan CF14 2FU

*Guide Price £215,000+

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 Hailey Park are within easy reach. Transport links are provided by Llandaf 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**

Through Reception Room Kitchen

First Floor

Two Bedrooms Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D











184

By Order of the Executors
107 Longwater Lane, Norwich,
Norfolk NR5 0TJ

*Guide Price £175,000+

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 Earlham Park are within easy reach. Transport links are provided by Norwich 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 Conservatory

First Floor

Three Bedrooms Bathroom

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







By Order of the Executors 5 West Street, Todmorden, Lancashire OL14 5HY

*Guide Price £80,000+

A Vacant Two Bedroom End of Terrace House

Tenure

Long Leasehold. The property is held on a 990 year lease from 30th June 1862 (thus approximately 827 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Bedroom Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a rear vard.







57 Holburne Road, Blackheath, London SE3 8HL

*Guide Price £230,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Two Bedrooms Bathroom Separate WC

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



Plot 1 Part of Land at The Ridings, Cliftonville, Margate, Kent CT9 3EJ

*Guide Price £1,000+

A Plot of Land Measuring Approximately 2.2 Acres / 8,903 sg m / 95,831 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 2.2 Acres /8,903 sq m / 95,831 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.







Plot 2 Part of Land at Sandhurst Road, Cliftonville, Margate, Kent CT9 3JQ

*Guide Price £1,000+

A Plot of Land Measuring Approximately 0.05 Acres / 226 sq m / 2,432 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 0.05 Acres / 226 sq m / 2,432 sq ft.





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

*Guide Price £1,000+

A Plot of Land Measuring Approximately 4.9 Acres / 19,830 sg m / 213,448 sq ft.

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 4.9 Acres / 19,830 sq m / 213,448 sq ft.

Note

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







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

*Guide Price £1,000+

A Plot of Land Measuring Approximately 0.12 Acres / 474 sq m / 5,100 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 0.12 Acres / 474 sq m / 5,100 sq ft.



Part of Land at Ramerick Gardens, Arlesey, Bedfordshire SG15 6XZ

*Guide Price £1,000+

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

Tenure

Freehold

Location

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

Description

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

Note

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





Part of Land Abutting Chyandor Close, St. Blazey, Par, Cornwall PL24 2LP

*Guide Price £1,000+

A Plot of Land Measuring Approximately 0.13 Acres / 526 sq m / 5,663 sq ft.

Tenure

Freehold

Location

The land 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 Par rail station.

Description

The lot comprises a plot of land measuring approximately 0.13 Acres / 526 sq m / 5,663 sq ft.





Part of Land Abutting Century Close, St. Austell, Cornwall PL25 3UY

*Guide Price £1,000+

A Plot of Land Measuring Approximately 0.13 Acres / 526 sq m / 5,663 sq ft.

Tenure

Freehold

Location

The land 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 St Austell rail station.

Description

The lot comprises a plot of land measuring approximately 0.13 Acres / 526 sq m / 5,663 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.





Land at Trethellan Farm, Newquay, Cornwall TR7 1RY

*Guide Price £1,000+

A Plot of Land and Roadways Measuring Approximately 2.28 Acres / 9,227 sq m / 99,317 sq ft.

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land and roadways measuring approximately 2.28 Acres / 9,227 sq m / 99,317 sq ft







Carclaze, Timber Yard, St Austell, Cornwall PL25 4EW

*Guide Price £1,000+

A Plot of Land Measuring Approximately 0.39 Acres / 1,578 sg m / 16,988 sq ft.

Tenure

Freehold

Location

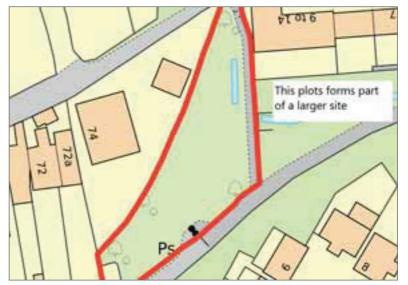
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by St Austell rail station.

Description

The lot comprises a plot of land measuring approximately 0.39 Acres / 1,578 sq m / 16,988 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.







By Order of the Executors Land At Moor Lane, Syerston, Nottinghamshire NG23 5NA

*Guide Price £100,000+

A Substantial Plot of Land Measuring Approximately 0.65 Acres (2,652 sq m / 28,547 sq ft) Offered With Outline Planning for **Construction of a Detached House**

Location

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

Description

The lot comprises a substantial plot all of the plot may comprise of land measuring approximately 0.65 acres (2,652 sq m / 28,547 sq

Planning

Newark & Sherwood District Council granted the following outline planning permission (ref: 25/00692/OUT) on 14th July 2025 for a 'Detached Dwellinghouse'.

Tenure







Flat 5 Guernsey Court, Robin Hood Road, Skegness, Lincolnshire PE25 3QU

*Guide Price £45,000+

A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £6,900 Per Annum

Location

The property is situated on a residential road close to local shops a 99 year lease from 23rd and amenities. The open spaces of Skegness Beach are within easy reach. Transport links are provided by Skegness 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.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 25th July 2025 at a rent of £575 per calendar month.

Tenure

Leasehold. The property is held on November 1990 (thus approximately 64 years unexpired).

Accommodation

Second Floor Reception Room Kitchen

Bathroom **EPC Rating** D

Bedroom









Workshop and Land to the Rear of 62 Dalmeny Avenue, *Guide Price Streatham, London SW16 4RT £50,000-£70,000

A Vacant Single Storey Double Garage/Workshop Suitable for Investment or Redevelopment to a Residential Dwelling (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 Norbury Park are also within close proximity. Transport links are provided by Norbury rail station.

Description

The property comprises a single storey workshop situated on a plot measuring approximately 11.40m x 5.74m with development potential (subject to obtaining all necessary consents).

Purchasers are deemed to rely on their own enquiries with regard to any possible development potential. The auction particulars show an artist's impression of how a residential development on this site could look if planning permission is granted.



Flat 29 Willoughby Mews, 38 Willoughby Lane, Tottenham, London N17 0YH

*Guide Price £80,000+

A First Floor Studio Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1984 (thus approximately 57 years unexpired).

Location

The property is situated in the North London area of Tottenham close to local shops and amenities. The open spaces of Frederick Knight Sports Ground are within easy reach. Transport links are provided by Northumberland Park rail station.

Description

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

Accommodation

First Floor

Studio Room Kitchen Bathroom

EPC Rating D

On the Instructions of









7 Alexandra Place, South Norwood, London SE25 6JE

*Guide Price £100,000+

A Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1985 (thus approximately **58 years** unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of South Norwood Recreation Ground are within easy reach. Transport links are provided by Norwood Junction underground station (Windrush line) and Selhurst rail station.

Description

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

Accommodation

Ground Floor

Reception Rooms Kitchen Bedroom Bathroom

EPC Rating D

On the Instructions of









19D East Dulwich Grove, Southwark, London SE22 8PW

*Guide Price £200,000+



A Basement Unit Offered With Planning Permission to Extend and Convert into a Lower Ground Floor Two Bedroom Flat

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

Planning

Southwark Borough Council granted the following planning permission (ref: 23/AP/3592) on 30th May 2024 'Conversion of basement level into habitable accommodation including construction of single storey extension to existing basement level. The addition of a juliet balcony and an associated fire escape to the rear elevation at ground floor level. Construction of a bin and cycle storage to the front amenity space'.

Tenure

Freehold

The property comprises a basement unit situated within a mid terrace building arranging over lower ground, ground, and first floors.

Accommodation Lower Ground Floor

Basement

Exterior

The property benefits from a private rear garden.

Proposed Accommodation Lower Ground Floor

Open Plan Reception Room/Kitchen Two Bedrooms (one with En-suite and Walk in Wardrobe) Bathroom Utility Storage Area

Non material amendment retrospective planning for flat D is awaiting validation

Six Week Completion Available 23 Shirley Hills Road, Croydon, Surrey CR0 5HQ

*Guide Price £1,250,000+

A Vacant Five Bedroom Detached House in Need of **Modernisation**

Tenure

Freehold

Location

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

Description

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

EPC Rating C



Accommodation

Ground Floor

Two Reception Rooms Kitchen/Diner Utility Room Sauna Room Swimming Pool Two WC's

First Floor

Five Bedrooms Two Bathrooms

Exterior

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







200

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

*Guide Price £35,000+

A Vacant Lower Ground Floor Studio Garden Flat

Tenure

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

Location

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

Description

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

EPC Rating D

Accommodation

Lower Ground Floor Studio Room Kitchen

Bathroom

Exterior

The property benefits from a rear







Flat 58 Geneva Court, 2 Rookery Way, Hendon, London NW9 6GB

*Guide Price £190,000+

A First Floor One Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

First Floor

Reception Room Kitchen Bedroom Rathroom

Exterior

underground parking and communal gardens.

EPC Rating C









202 Land Adjacent to 12 West Cloister, Billericay, Essex CM11 2AG

*Guide Price £1,000+

A Plot of Land Measuring Approximately 132 sq m (1,423 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 132 sq m (1,423 sq ft).





Apartment 1 Convent Court, Hatch Lane, Windsor, Berkshire SL4 3QR

*Guide Price £275,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2005 (thus approximately 104 years unexpired).

Location

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

Description

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



Accommodation **Ground Floor**

Large Reception Room with Open-Plan Dining Room Kitchen

Two Bedrooms Bathroom

G.I.A Approximately 1000 sq ft

The property benefits from a gated car park.







Flat 7, 1 Pittville Lawn, Cheltenham, Gloucestershire GL52 2BE

*Guide Price £70,000+

A Vacant Second Floor Studio Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 1st September 2020 (thus approximately 120 years unexpired

Accommodation

Second Floor

Studio Room Kitchen Bathroom

Mezzanine Floor

Bedroom











Flat 112 Maid Marian House, 56 Hounds Gate, Nottingham, Nottinghamshire NG1 6BH *Guide Price £20,000-£30,000

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2015 (thus approximately 239 years unexpired).

Location

The property is situated within Nottingham city centre 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 first floor studio flat situated within a purpose built building arranged over ground and six upper floors.

Accommodation

First Floor Studio Room Bathroom



Equilibrium Building to Rear of, 234 Lytham Road, Blackpool, Lancashire FY1 6EX

*Guide Price £5,000-£10,000

A Vacant Two Storey End of Terrace Workshop. Potential for **Development (Subject to Obtaining all Relevant Consents)**

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

Description

The property comprises a two storey end of terrace workshop. The property requires a program of refurbishment.

Tenure

Freehold

Accommodation **Ground Floor**

Store Room

First Floor

Store Room

EPC Rating D











205A Flat 3 Gavin House, 25 Plumstead High Street, Plumstead, London SE18 1SP

*Guide Price £135,000+

A Ground and First Floor Two Bedroom Split Level Flat

Leasehold. The property is held on a 125 year lease from 24th April 2017 (thus approximately 116 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Broadwater Green are within easy reach. Transport links are provided by Abbey Wood underground station (Élizabeth line) and Plumstead rail station.

Description

The property comprises a ground and first floor two bedroom split level flat arranged over ground and two upper floors.

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Two Bedrooms Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating C

On the Instructions of





206 7 Porter Terrace, Murton, Seaham, County Durham SR7 9PL

*Guide Price £50,000+

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 Murton Playground are within easy reach. Transport links are provided by Seaham rail station.

Description

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

Accommodation Ground Floor

Reception Room Kitchen W.C.

First Floor

Three Bedrooms Bathroom

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

EPC Rating E











Flat 28 Eckington House, Fladbury Road, Tottenham, London N15 6SH

*Guide Price £100,000+

A Vacant Fourth Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 19th June 1989 (thus approximately 89 years unexpired).

Location

The property is situated on a residential road close to local shops Fourth Floor and amenities. The open spaces of Paignton Road Open Space are within easy reach. Transport links are provided by Seven Sisters underground station (Victoria line), overground station and rail station.

Description

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

Accommodation

Reception Room Kitchen Bedroom Bathroom

EPC Rating C











25 Study Lodgings, 18 College Street Village, Prebend Street, Leicester, Leicestershire LE2 0LA *Guide Price £15,000-£25,000

A Vacant Ground Floor Studio Flat

Location

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

Description

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

Exterior

The property benefits from a communal rear garden.

Tenure

Leasehold. The property is held on a 250 year lease from 28th November 2014 (thus approximately 239 years unexpired).

Accommodation **Ground Floor**

Studio Room (with En-Suite)

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



209 1 Heol Ynysawdre, Sarn, Bridgend, Mid Glamorgan CF32 9PD

*Guide Price £70,000+

A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £6,600 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £550 per calendar month rising to £650 from the 23rd October 2025.

Tenure

Freehold

Accommodation **Ground Floor**

Reception Room Kitchen Utility Room Bathroom

First Floor

Three Bedrooms Bathroom

Exterior

The property benefits from a rear garden.



Eight Garages at Tyning Crescent, Slimbridge, Gloucester, Gloucestershire GL2 7DE

*Guide Price £15,000-£45,000

Eight Vacant Single Storey Lock Up Garages

Tenure

Freehold

Location

The garages are situated on a residential road close to local shops and amenities. The open spaces of Rosie's Wood are within easy reach. Transport links are provided by Cam & Dursley rail station and the M5.

Description

The lot comprises eight single storey lock up garages.





211

Garage 8 at Barons Keep, Gliddon Road, Kensington, London W14 9AT *Guide Price £10,000-£30,000

A Vacant Single Storey Lock Up Garage

Tenure

Leasehold. The property is held on a 63 year lease from 25th December 1969 (thus approximately 7 years unexpired).

Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of Gwendwr Gardens are within easy reach. Transport links are provided by Barons Court underground station (Circle line) and Kensington rail station.

Description

The property comprises a single storey lock up garage.





212 Land on the North East Side of Kenley Lane, Kenley, Surrey CR8 5ED

*Guide Price £150,000+

A Plot of Land Measuring Approximately 2.5 Acres / 10,137 sq m (109,116 sq ft)

Tenure

Freehold

Location

The land is situated near the M25 close to local shops and amenities. The open spaces of Kenley Common are within easy reach. Transport links are provided by Kenley rail station.

Description

The lot comprises a plot of land measuring approximately 2.5 Acres / 10,137 sq m (109,116 sq ft).







213

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

*Guide Price £35,000+

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

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 313 sq m (3,369 sq ft). Plans have been drawn up for the erection of a four bedroom detached house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required, tree preservation orders in place and any previous planning history in possible development potential or respect of this site.

Location

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

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 alternative uses for this site.





214 Land at Downe Road, Keston, Kent BR2 6AD

*Guide Price £25,000+

A Plot of Land Measuring Approximately 1,416 sq m (15,246 sq ft)

Tenure

Freehold

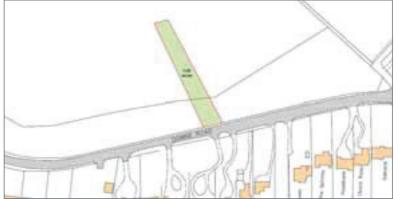
Location

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

Description

The lot comprises a plot of land measuring approximately 1,416 sq m (15,246 sq ft).





215 Land at Minster Road, Minster on Sea, Sheerness, Kent ME12 3NR

*Guide Price £15,000+

A Plot of Land Measuring Approximately 691.43 sg m (7,442 sg ft)

Tenure

Freehold

Location

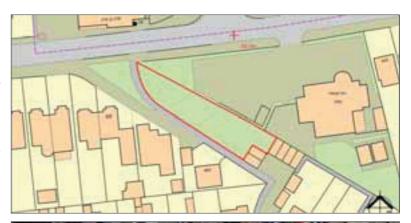
The land is situated on a residential road close to local shops and amenities. The open spaces of Minster Leas Beach are within easy reach. Transport links are provided by Queenborough rail station.

Description

A freehold parcel of land measuring approximately 691.43 sq m (7,442 sq ft). Plans have been drawn up but not submitted for the erection of a three bedroom detached house with alternative uses for this site. off-street parking. Buyers should rely on their own enquiries.

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





216 Land Adjacent to 26 Westfield Drive, Burnham-on-Sea, Somerset TA8 2DR

*Guide Price £3,000+

A Plot of Land Measuring Approximately 300 sq m (3,229 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 300 sq m (3,229 sq ft).





216A Land on the East Side of Owlsmoor Road, Sandhurst, Berkshire GU47 0TP

*Guide Price £3,000+

A Plot of Land Measuring Approximately 376 sg m (4,047 sg ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 376 sq m (4,047 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.





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

*Guide Price £20,000-£60,000

Twelve Vacant 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.

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

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.





Land on the West Side Of Forge Road, Llangynidr, Crickhowell NP8 1LX

*Guide Price £2,000+

A Plot of Land Measuring Approximately 274 sg m (2,954 sg ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Talybont Reservoir are within easy reach. Transport links are provided by Ebbw Vale Town rail station.

Description

The lot comprises a plot of land measuring approximately 274 sq m (2,954 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.





218A Land Adjacent to 9 Meath Gardens, Horley, West Sussex RH6 8FW

*Guide Price £5,000+

A Plot of Land Measuring Approximately 122 sq m (1,308 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 122 sq m (1,308 sq ft).



219 Land at Nicholas Road, Beddington, Sutton CR0 4QS

*Guide Price £25,000+

A Plot of Land Measuring Approximately 2,259.05 sg m (24,316 sq ft)

Tenure

Freehold

Location

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

Description

A largely rectangular shaped freehold parcel of land measuring approximately 2,259.05 sq m (24,316 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. Where trees are present, they may be subject to Tree Preservation Orders. 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.





220 Land and Garages Adajcent to 54 Smithfield Road, Market Drayton, Shropshire TF9 1EN

*Guide Price £10,000+

A Single Storey Workshop Situated on a Plot of Land Measuring Approximately 117 sq m (1,260 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Description

The lot comprises a single storey workshop situated on a plot of land measuring approximately 117 sq m (1,260 sq ft). Plans have been drawn up for the erection of a three bedroom detached house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must Buyers should rely on their own rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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





221 Land at 27 Spencer Road, Isleworth, Middlesex TW7 4BN

*Guide Price £25,000+

A Plot of Land Measuring Approximately 658 sg m (7,082 sg ft)

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 658 sq m (7,082 sq ft) with associated roadways. Plans have been drawn up for the erection of two semi detached houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions Buyers should rely on their own 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 Thornbury Gardens are within easy reach. Transport links are provided by Osterley underground station (Piccadilly line) and Isleworth 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. enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





Land at Green Lane, Warlingham, Surrey CR6 9EE

*Guide Price £25,000+

A Plot of Land with an Existing Structure Situated on the Site Measuring Approximately 533 sq m (5,737 sq ft)

Tenure

Freehold

Location

The land is situated close to local shops and amenities. The open spaces of Warlingham School Common are within easy reach. Transport links are provided by Upper Warlingham rail station.

Description

The lot comprises a plot of land with an existing structure measuring approximately 533 sq m (5,737 sq ft).

Further Information

The land opposite the site has a pending planning application for 50 houses and a care home of up to 72 bedrooms

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223

Land to the Right of 13-23 Meadway, Trowbridge, Wiltshire BA14 9TF

*Guide Price £10,000+

A Plot of Land Measuring Approximately 3,308 sg m (35,607 sg ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 3,308 sq m (35,607 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.



224 Land Adjacent to 36 Park Mead, Harrow, Middlesex HA2 8NQ

*Guide Price £35,000+

A Plot of Land Measuring Approximately 313 sq m (3,372 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all **Necessary Consents).**

Tenure

Freehold

Location

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

Description

The plot comprises a parcel of land measuring approximately 313 sq m (3,372 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 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.





225

Land Adjacent to 34 Queens Road, Ware, Hertfordshire SG12 7DN

*Guide Price £30,000+

A Plot of Land Measuring Approximately 108 sg m (1,163 sg ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 108 sq m (1,163 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.





226 Land Adajcent to 19 Purbeck Close, Swindon, Wiltshire SN3 3RF

*Guide Price £8.000+

A Plot of Land Measuring Approximately 284 sq m (3,056 sq ft)

Tenure

Freehold

Location

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

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

Description

The lot comprises a plot of land measuring approximately 284 sq m (3,056 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.





227 Land at 10-13 Swallow Close, Bushey, Hertfordshire WD23 1AU

*Guide Price £10,000+

A Plot of Land Measuring Approximately 658 sg m (7,082 sg ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of King George Recreation Ground are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Bushey rail and overground stations.

Description

The lot comprises a plot of land measuring approximately 658 sq m (7,082 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.





228 Land to the Rear of 10 Mermaid Close, Chatham, Kent ME5 7PT

*Guide Price £3,000+

A Plot of Land Measuring Approximately 132 sq m (1,421 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Clapstone Farm Country Park are within easy reach. Transport links are provided by Rochester rail station and the M2.

Description

The lot comprises a plot of land measuring approximately 132 sq m (1,421 sq ft).





228A Land Adjacent to 4 Hartley Copse, Windsor, Berkshire SL4 2QG

*Guide Price £3,000+

A Plot of Land Measuring Approximately 228 sq m (2,454 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road 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 plot of land measuring approximately 228 sq m (2,454 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.



229 Land at Linkfield, West Molesey, Surrey KT8 1SD

*Guide Price £5,000+

A Plot of Land Measuring Approximately 684 sq m (7,362 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 684 sq m (7,362 sq ft).





230 Land at Willow Wood Road, Meopham, Gravesend, Kent DA13 0QT

*Guide Price £10,000-£30,000

A Plot of Land Measuring Approximately 0.41 Acres

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Culvertstone Green playing fields are within easy reach. Transport links are provided by the M20 to the south.

Description

A parcel of land measuring approximately 0.41 acres / 1,659 sq m / 17,859 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 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.



230A Land at Lindsey Gardens, Hopton Fields, Market Harborough, Leicestershire LE16 9LB

*Guide Price £5,000+

A Plot of Land Measuring Approximately 257 sq m (2,763 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 257 sq m (2,763 sq ft).





231

Land Adjacent to 10 Fareham Way, Houghton Regis, Dunstable, Bedfordshire LU5 5RE

*Guide Price £10,000+

A Plot of Land Measuring Approximately 230 sg m (2,475 sg ft)

Tenure

Freehold

Location

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

Description

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

Note

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





232 Land to the Rear of 1 Cheviot Way, Ashford, Kent TN24 8RF

*Guide Price £10,000+

A Plot of Land Measuring Approximately 790 sq m (8,500 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 790 sq m (8,500 sq ft).





233 Land on the East Side of Ongar Hill, Addlestone, Surrey KT15 1JG

*Guide Price £5,000+

A Plot of Land Measuring Approximately 448 sg m (4,822 sg ft)

Tenure

Freehold

Location

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

Description

The property comprises a plot of land measuring approximately 448 sq m (4,822 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.





Garage 41 at Green Close, Stone, Staffordshire ST15 0JG

*Guide Price £2,000+

A Vacant Single Storey Lock-Up Garage

Tenure

Leasehold. The property is held on a 99 year lease from 1st June 1995 (thus approximately 68 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of ABC Park are within easy reach. Transport links are provided by the A34 and Stone rail station.

Description

The property comprises a single storey lock-up garage.



□ 235 A Portfolio of Ten Plots of Land and Roadways

*Guide Price £1,000+

A Portfolio of Ten 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 ten 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.











236 Land at Orchard Close, Alresford, Hampshire S024 9PY

*Guide Price £2,000+

Land and Roadways Measuring Approximately 4,427 sq m (47,624 sq ft)

Tenure

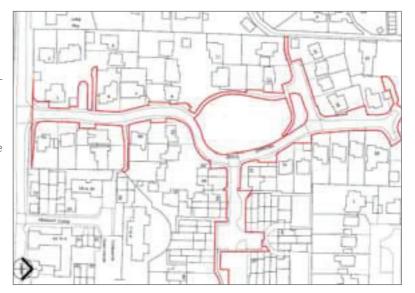
Freehold

Location

The plot is situated on a residential road close to local shops and amenities. The open spaces of Watercress Meadows are within easy reach. Transport links are provided by the A31.

Description

The lot comprises land and roadways measuring approximately 4,427 sq m (47,624 sq ft).



Sold Prior

Sold Prior

237 142A & 142B Chesterfield Road, Ashford, Surrey TW15 3PD

*Guide Price **Sold Prior**

A Vacant Detached Building Arranged to Provide Two Flats (1 x Two Bedroom & 1 x One Bedroom). Potential for a Loft Extension (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 Fordbridge Park are within easy reach. Transport links are provided by Ashford rail station.

Description

The property comprises a detached building arranged to provide two flats (1 x one bedroom, 1 x two bedrooms).

142A - D 142B - E

Tenure

Freehold

Accommodation Ground Floor - Flat 1

Reception Room/Kitchen Two Bedrooms Bathroom

First Floor - Flat 2

Reception Room/Kitchen Bedroom Bathroom

Exterior

The property benefits from a rear garden.







238

5 Cromwell Road, Southend-on-Sea, Essex SS2 5NG



A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Through Reception Room Kitchen Bathroom

First Floor

Three Bedrooms

Exterior

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

EPC Rating F









By Order of a Housing Association 6 Clarendon Street, Haworth, Keighley, West Yorkshire BD22 8PU

*Guide Price **Sold Prior**

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen

First Floor

Two Bedrooms Bathroom

Second Floor Bedroom

EPC Rating G











Flat 540 Park West, Edgware Road, Paddington, London W2 2RA

*Guide Price **Sold Prior**

A Well Located Vacant Fourth Floor Studio Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 200 year lease from 24th June Paddington close to local shops and 1985 (thus approximately 160 years

Accommodation

Fourth Floor

Studio Room Kitchen Bathroom

EPC Rating C











241 11 Dallas Road, Sydenham, London SE26 6JP

*Guide Price **Sold Prior**

A Ground and First Floor Three Bedroom Split Level Maisonette

Tenure

Leasehold. The property is held on a 108 year lease from 1st October 2007 (thus approximately 90 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen

First Floor

Three Bedrooms Bathroom Separate WC

Exterior

The property benefits from a private balcony.

EPC Rating C







242 44 Walthams, Pitsea, Basildon, Essex SS13 3PL

*Guide Price **Sold Prior**

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room Kitchen Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating G











243 35 Tweedmouth Road, Plaistow, London E13 9HT

*Guide Price **Sold Prior**

A Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room Kitchen Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



Sold Prior

□ 244 Wyke, London Road, Retford, Nottinghamshire DN22 7JG

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

Description

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

EPC Rating C

Accommodation

Ground Floor

Two Reception Rooms Kitchen Conservatory Utility Room

First Floor

Four Bedrooms Study Room Bathroom Separate WC

Exterior

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









*Guide Price **Sold Prior**

23 Egypt Street, Pontypridd, Mid Glamorgan CF37 1BS

*Guide Price **Sold Prior**

A Vacant Four Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation **Ground Floor**

Reception Room Kitchen

Bathroom First Floor

Four Bedrooms Bathroom

EPC Rating D



246 155 Dickson Road, Blackpool, Lancashire FY1 2EU

*Guide Price **Sold Prior**

A Vacant Derelict Four Room Corner Building

Location

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

Description

The property comprises a derelict four room corner building arranging over ground and two upper floors.

Tenure

Freehold

Accommodation **Ground Floor** Kitchen (Not Fitted)

First Floor

Two Rooms

Second Floor Two Rooms









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

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

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 overn 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

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

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

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

a) the date specified in the SPECIAL CONDITIONS; or

b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE: : 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 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

AUCTIONEERS

ne AUCTIONEERS at the AUCTION

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

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.

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

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

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

b) 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

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).

ided 'GENERAL CONDITIONS OF SALE', including

The SALE CONDITIONS headed 'GEN 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

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 luding 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

terms of the CONTRACT for the sale of the LOT are recorded

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

Those of the SALE CONDITIONS so headed that relate to the LOT.

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 includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

TUPE The TRANSFER of Undertakings (Protection of Employment) Regulations

Value Added Tax or other tax of a similar nature

VAT OPTION

WE (and US and OUR)

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER. **AUCTION CONDUCT CONDITIONS**

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common

INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A12 If YOU make a bid for a LOT or otherwise participate in the

AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree. OUR ROLE

A2.1

A2.3

A2.6

Α3

A3.3

A34

A41

As agents for each SELLER we have authority to

(a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;

(b) offer each LOT for sale

(c) sell each LOT:

(d) receive and hold deposits;

(e) sign each SALE MEMORANDUM; and (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the

YOU acknowledge that to the extent permitted by law WE owe YOU no du

ty 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

evidence of YOUR identity and other information as WE reasonably require from all bidders. BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain

YOU may not be allowed to bid unless YOU provide such

If there is a dispute over bidding WE are entitled to resolve it.

Unless stated otherwise each LOT is subject to a reserve Offices stated which was each EOT 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

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

YOU must before leaving the AUCTION

(a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);

(b) sign the completed SALE MEMORANDUM; and

(c) pay the deposit. If YOU do not WE may either

(a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT: or

(b) sign the SALE MEMORANDUM on YOUR behalf.

(a) must be paid in pounds sterling by cheque or by bankers draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any

other form of payment);
(b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations

(c) is to be held by US (or, at OUR option, the SELLER'S

1 (0	orodaced with	CIIC	CONSCIR OF CITE	1 (1)	
	conveyancer); and (d) is to be held as stakeholder where VAT would be	G2.3	CONTRACT. Interest earned on the deposit belongs to the SELLER unless	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity
	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	G3	the SALE CONDITIONS provide otherwise. BETWEEN CONTRACT AND COMPLETION		and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
	agent for the SELLER.	G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage	G5	TRANSFER
A5.6	WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in		unless (a) the LOT is sold subject to a TENANCY that requires the	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
A F 7	cleared funds.		SELLER to insure the LOT or		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED
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		(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		COMPLETION DATE and the engrossment (signed
	COMPLETION or, if COMPLETION does not take place, to the	G3.2	If the SELLER is required to insure the LOT then the SELLER		as a deed by the BUYER if CONDITION G5.2 applies)
A5.8	person entitled to it under the SALE CONDITIONS. If the BUYER does not comply with its obligations under the		(a) must produce to the BUYER on request all relevant		five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the
A3.0	CONTRACT then		insurance details;		SELLER; and
	(a) YOU are personally liable to buy the LOT even if YOU are		 (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; 		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the
	acting as an agent; and		(c) gives no warranty as to the adequacy of the insurance;		BUYER.
	(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.		(d) must at the request of the BUYER use reasonable	G5.2	If the SELLER has any liability (other than to the BUYER) in
A5.9	Where the BUYER is a company YOU warrant that the BUYER		endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;		relation to the LOT or a TENANCY following COMPLETION,
	is properly constituted and able to buy the LOT.		(e) must, unless otherwise agreed, cancel the insurance at		the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
GENERA	L CONDITIONS OF SALE		COMPLETION, apply for a refund of premium and (subject	G5.3	The SELLER cannot be required to TRANSFER the LOT
	nall capitals have the special meanings defined in the Glossary.		to the rights of any tenant or other third party) pay that refund to the BUYER; and		to anyone other than the BUYER, or by more than one TRANSFER.
	AL CONDITIONS (as WE supplement or change them by any IERAL CONDITIONS or ADDENDUM) are compulsory but may		(f) (subject to the rights of any tenant or other third party)	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to
	d or changed in relation to one or more LOTS by SPECIAL		hold on trust for the BUYER any insurance payments that		grant a new lease to the BUYER
	S. The template form of SALE MEMORANDUM is not compulsory		the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed
	varied only if WE agree. The template forms of SPECIAL S and schedules are recommended, but are not compulsory and		benefit of any claim;		landlord and the BUYER to the proposed tenant;
may be cha	nged by the SELLER of a LOT.		and the BUYER must on COMPLETION reimburse to the		(b) the form of new lease is that described by the SPECIAL
G1	THE LOT		SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a		CONDITIONS; and
G1.1	The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL		tenant or other third party).		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed
	CONDITIONS, or if not so described is that referred to in the	G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any		counterpart lease, which the BUYER is to sign and deliver
C1.0	SALE MEMORANDUM.		reduction in PRICE, or to delay COMPLETION, or to refuse to	G6	to the SELLER on COMPLETION. COMPLETION
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession		complete.	G6.1	COMPLETION COMPLETION is to take place at the offices of the SELLER'S
	on COMPLETION.	G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		conveyancer, or where the SELLER may reasonably require,
G1.3	The LOT is sold subject to all matters contained or referred to	G3.5	Unless the BUYER is already lawfully in occupation of the		on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the
	in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.	00.0	LOT the BUYER has no right to enter into occupation prior to		hours of 0930 and 1700.
G1.4	The LOT is also sold subject to such of the following as may		COMPLETION.	G6.2	The amount payable on COMPLETION is the balance of the
	affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER	G4 G4.1	TITLE AND IDENTITY Unless CONDITION G4.2 applies, the BUYER accepts the		PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless
	or are apparent from inspection of the LOT or from the	04.1	title of the SELLER to the LOT as at the CONTRACT DATE		specified in the SPECIAL CONDITIONS.
	DOCUMENTS:		and may raise no requisition or objection to any of the	G6.3	Payment is to be made in pounds sterling and only by
	 (a) matters registered or capable of registration as local land charges; 		DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT		 (a) direct TRANSFER from the BUYER's conveyancer to the SELLER'S conveyancer; and
	(b) matters registered or capable of registration by any		DATE.		(b) the release of any deposit held by a stakeholder or in such
	competent authority or under the provisions of any statute;	G4.2	The following provisions apply only to any of the following		other manner as the SELLER'S conveyancer may agree.
	(c) notices, orders, demands, proposals and requirements of		DOCUMENTS that is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with
	any competent authority; (d) charges, notices, orders, restrictions, agreements and other		BUYER within five BUSINESS DAYS of the CONTRACT		the obligations under the CONTRACT that they are obliged to
	matters relating to town and country planning, highways or		DATE an official copy of the entries on the register and title		comply with prior to COMPLETION, and the amount payable
	public health;		plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.		on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the
	(e) rights, easements, quasi-easements, and wayleaves;(f) outgoings and other liabilities;		(b) If the LOT is not registered land the SELLER is to give to		terms of the CONTRACT.
	(g) any interest which overrides, under the Land Registration		the BUYER within five BUSINESS DAYS of the CONTRACT	G6.5	If COMPLETION takes place after 1400 hours for a reason
	Act 2002;		DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none		other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had
	 (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not 		is mentioned, a good root of title more than fifteen years		taken place on the next BUSINESS DAY.
	the BUYER has made them; and		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.
	(i) anything the SELLER does not and could not reasonably		(c) If title is in the course of registration, title is to consist of:	G7	NOTICE TO COMPLETE
G1.5	know about. Where anything subject to which the LOT is sold would expose		(i) certified copies of the application for	G7.1	The SELLER or the BUYER may on or after the AGREED
01.0	the SELLER to liability the BUYER is to comply with it and		registration of title made to the Land Registry and of the DOCUMENTS		COMPLETION DATE but before COMPLETION give the other
	indemnify the SELLER against that liability.		accompanying that application;		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		(ii) evidence that all applicable stamp duty land	G7.2	The person giving the notice must be READY TO COMPLETE.
	authority of which it learns after the CONTRACT DATE but		tax relating to that application has been paid; and	G7.3	If the BUYER fails to comply with a notice to complete the
	the BUYER must comply with them and keep the SELLER indemnified.		(iii) a letter under which the SELLER or its		SELLER may, without affecting any other remedy the SELLER has:
G1.7	The LOT does not include any tenant's or trade fixtures or		conveyancer agrees to use all reasonable		(a) terminate the CONTRACT;
	fittings. The SPECIAL CONDITIONS state whether any chattels		endeavours to answer any requisitions raised by the Land Registry and to instruct		(b) claim the deposit and any interest on it if held by a
	are included in the LOT, but if they are:		the Land Registry to send the completed		stakeholder; (c) forfeit the deposit and any interest on it;
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		registration DOCUMENTS to the BUYER.		(d) resell the LOT; and
	(b) the SELLER is to leave them at the LOT.		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS		(e) claim damages from the BUYER.
G1.8	The BUYER buys with full knowledge of		after that information has been given to the BUYER.	G7.4	If the SELLER fails to comply with a notice to complete the
	(a) the DOCUMENTS, whether or not the BUYER has read them; and	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the		BUYER may, without affecting any other remedy the BUYER has:
	(b) the physical condition of the LOT and what could		SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(a) terminate the CONTRACT; and
	reasonably be discovered on inspection of it, whether or		(a) the covenant set out in section 3 of the Law of Property		(b) recover the deposit and any interest on it from the SELLER
G1.9	not the BUYER has inspected it. The BUYER admits that it is not relying on the information		(Miscellaneous Provisions) Act 1994 shall not extend to	G8	or, if applicable, a stakeholder. IF THE CONTRACT IS BROUGHT TO AN END
31.3	contained in the PARTICULARS or on any representations		matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of		If the CONTRACT is lawfully brought to an end:
	made by or on behalf of the SELLER but the BUYER may		the BUYER; and		(a) the BUYER must return all papers to the SELLER and
	rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.		(b) the covenant set out in section 4(1)(b) of the Law of		appoints the SELLER its agent to cancel any registration of the CONTRACT; and
G2	DEPOSIT		Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating		(b) the SELLER must return the deposit and any interest on
G2.1	The amount of the deposit is the greater of:		to the state or condition of the LOT where the LOT is		it to the BUYER (and the BUYER may claim it from the
	(a) any minimum deposit stated in the AUCTION CONDUCT	C 4 4	leasehold property.		stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
	CONDITIONS (or the total PRICE, if this is less than that minimum); and	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the	G9	LANDLORD'S LICENCE
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).		CONTRACT.	G9.1	Where the LOT is or includes leasehold land and licence to
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	G4.5	The SELLER does not have to produce, nor may the BUYER	G9.2	assign or sublet is required this CONDITION G9 applies. The CONTRACT is conditional on that licence being obtained,
	an end and bring a claim against the BUYER for breach of		object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	U3.Z	by way of formal licence if that is what the landlord lawfully
					•

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	requires.		and sue for OLD ARREARS, such assignment to be in such		(a) of the BUYER'S VAT registration;
G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").		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		(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
G9.4	The SELLER must		undertaking to hold it to the BUYER's order;		relevant evidence at least two BUSINESS DAYS before the
	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and		(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept		AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
	(b) enter into any Authorised Guarantee Agreement ("AGA")		a surrender of or forfeit any TENANCY under which	G15.5	The BUYER confirms that after COMPLETION the BUYER
	properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all		intends to (a) retain and manage the LOT for the BUYER'S own benefit
G9.5	The BUYER must promptly		ARREARS obtain from the BUYER'S successor in title a		as a continuing business as a going concern subject to and
	(a) provide references and other relevant information; and		covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.		with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge
G9.6	(b) comply with the landlord's lawful requirements. If within three months of the CONTRACT DATE (or such	G11.9	Where the SELLER has the right to recover ARREARS it must		VAT on them.
	longer period as the SELLER and BUYER agree) the SELLER		not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods	G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
	has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under		from the LOT.		(a) the SELLER's conveyancer is to notify the BUYER's
	this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence	G12 G12.1	MANAGEMENT This CONDITION G12 applies where the LOT is sold subject to		conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
	notice. That termination is without prejudice to the claims of		TENANCIES.		(b) the BUYER must within five BUSINESS DAYS of receipt of
G10	either SELLER or BUYER for breach of this CONDITION G9. INTEREST AND APPORTIONMENTS	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.		the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED	G12.3	The SELLER must consult the BUYER on all management		with this CONDITION G15, the BUYER must pay and
	COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE		issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review;		indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
	on the money due from the BUYER at COMPLETION for the		a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to	G16	CAPITAL ALLOWANCES
	period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		grant a new TENANCY) and:	G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the		(a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity		the LOT.
	SELLER has received that sum in cleared funds. The SELLER		in paragraph (c)) expose the SELLER to a liability that	G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection
	must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently		the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that		with the BUYER's claim for capital allowances.
	receives in cleared funds.		liability;	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:		(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five		CONDITIONS.
	(a) the BUYER is liable to pay interest; and		BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and	G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198
	(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from		(c) the BUYER is to indemnify the SELLER against all loss or		of the Capital Allowances Act 2001 to give effect to this
	which interest becomes payable by the BUYER; in which		liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.		CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS
	event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	G13	RENT DEPOSITS		to HM Revenue and Customs for the purposes of their
G10.4	Apportionments are to be calculated on the basis that:	G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective	G17	respective capital allowance computations. MAINTENANCE AGREEMENTS
	(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be		statutory duties in relation to the protection of tenants'	G17.1	The SELLER agrees to use reasonable endeavours to
	made;		deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.		TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL
	(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year),	G13.2	The remainder of this CONDITION G13 applies where the	G17.2	CONDITIONS. The BUYER must assume, and indemnify the SELLER in
	and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it		SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION	G17.2	respect of, all liability under such agreements from the
	relates; and		G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.	G18	ACTUAL COMPLETION DATE. LANDLORD AND TENANT ACT 1987
	(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference	G13.3	If the rent deposit is not assignable the SELLER must on	G18.1	This CONDITION G18 applies where the sale is a relevant
	to a reasonable estimate and further payment is to be		COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at		disposal for the purposes of part I of the Landlord and Tenant Act 1987
	made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.		the cost of the BUYER with the BUYER's lawful instructions.	G18.2	The SELLER warrants that the SELLER has complied with
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	G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an		sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
	pay interest to the SELLER at the INTEREST RATE on that		assignment in which the BUYER covenants with the SELLER to:	G19	SALE BY PRACTITIONER
	payment from the due date up to and including the date of payment.		(a) observe and perform the SELLER's covenants and	G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
G11	ARREARS		conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;	G19.2	The PRACTITIONER has been duly appointed and is
Part 1 - Curr G11.1	ent rent "Current rent" means, in respect of each of the TENANCIES		(b) give notice of assignment to the tenant; and	G19.3	empowered to sell the LOT. Neither the PRACTITIONER nor the firm or any member of the
01	subject to which the LOT is sold, the instalment of rent		(c) give such direct covenant to the tenant as may be required by the rent deposit deed.		firm to which the PRACTITIONER belongs has any personal
	and other sums payable by the tenant on the most recent rent payment date on or within four months preceding	G14	VAT		liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a
611.0	COMPLETION.	G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT	G19.4	declaration excluding that personal liability. The LOT is sold
G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those		that is chargeable on that money or consideration, but only if	015.4	(a) in its condition at COMPLETION;
G11.3	ARREARS are given in the SPECIAL CONDITIONS. Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS	G14.2	given a valid VAT invoice. Where the SPECIAL CONDITIONS state that no VAT OPTION		(b) for such title as the SELLER may have; and (c) with no title guarantee;
	of current rent.		has been made the SELLER confirms that none has been made		and the BUYER has no right to terminate the CONTRACT or
Part 2 - BU\ G11.4	ER to pay for ARREARS Part 2 of this CONDITION G11 applies where the SPECIAL		by it or by any company in the same VAT group nor will be prior to COMPLETION.		any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
	CONDITIONS give details of ARREARS.	G15	TRANSFER AS A GOING CONCERN	G19.5	Where relevant:
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	G15.1	Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all		(a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the
	details are set out in the SPECIAL CONDITIONS.		practicable steps (short of an appeal) to procure, that the		DOCUMENT of appointment and the PRACTITIONER'S
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		sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.		acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the
	those ARREARS.	G15.2	The SELLER confirms that the SELLER:		lender exercising its power of sale under the Law of
Part 3 - BU\ G11.7	ER not to pay for ARREARS Part 3 of this CONDITION G11 applies where the SPECIAL		(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and	G19.6	Property Act 1925. The BUYER understands this CONDITION G19 and agrees that
	CONDITIONS		(b) has (unless the sale is a standard-rated supply) made in		it is fair in the circumstances of a sale by a PRACTITIONER.
	(a) so state; or (b) give no details of any ARREARS.		relation to the LOT a VAT OPTION that remains valid and will not be revokedbefore COMPLETION.	G20 G20.1	TUPE If the SPECIAL CONDITIONS state "there are no employees to
G11.8	While any ARREARS due to the SELLER remain unpaid the	G15.3	The BUYER confirms that	020.1	which TUPE applies", this is a warranty by the SELLER to this
	BUYER must: (a) try to collect them in the ordinary course of management		(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;	G20.2	effect. If the SPECIAL CONDITIONS do not state "there are no
	but need not take legal proceedings or forfeit the		(b) it has made, or will make before COMPLETION, a VAT		employees to which TUPE applies" the following paragraphs
	TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of		OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;		apply: (a) The SELLER must notify the BUYER of those employees
	receipt in cleared funds (plus interest at the INTEREST		(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and		whose CONTRACTs of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees").
	RATE calculated on a daily basis for each subsequent day's delay in payment);		(d) it is not buying the LOT as a nominee for another person.		This notification must be given to the BUYER not less than
	(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand	G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence		14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations
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		tenant has not been received by COMPLETION the increased			Thank you for your understanding and helping us comply
	G23.8	rent and any interest recoverable is to be treated as ARREARS. The SELLER and the BUYER are to bear their own costs in	G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999 No one is intended to have any benefit under the CONTRACT	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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