

**Auction
House
LONDON**

TWO DAY AUCTION

10th & 11th September 2025

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**



September 2025

Wednesday 10th September

Commencing at 9.30am

Thursday 11th September

Commencing at 9.30am

VIA LIVE STREAM
REGISTERED BIDDING ONLY

**Auction
House
LONDON**

Auction House London 2025 Auction Schedule

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

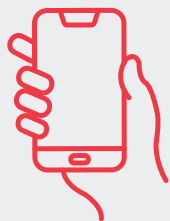
Auction House London
5 Hampstead Gate, 1a Frognal,
Hampstead, London NW3 6AL
020 7625 9007 • info@auctionhouselondon.co.uk
auctionhouselondon.co.uk

**# extracting
every last BID**

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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proof of Identification

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

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

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

Meet the Team

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



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CEO



Andrew Binstock
Co-Founder & Auctioneer



Jordan Phillips
Associate Director



Jamie Weir
Associate Director & Auctioneer



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Zac Morrow
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Georgia Head
PA to Andrew Binstock &
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Bo Nathan
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OUR 2025 AUCTION SCHEDULE

Our figures for FEBRUARY	Lots Offered	Lots Sold	Total Raised
	291	228	£41M

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

Our figures for APRIL	Lots Offered	Lots Sold	Total Raised
	225	160	£31M

Our figures for MAY	Lots Offered	Lots Sold	Total Raised
	217	152	£34M

Our figures for JULY	Lots Offered	Lots Sold	Total Raised
	216	151	£31M

Our figures for AUGUST	Lots Offered	Lots Sold	Total Raised
	243	164	£29M

Our next Auction Dates
10th & 11th SEPTEMBER

16th & 17th OCTOBER

12th & 13th NOVEMBER

10th & 11th DECEMBER

Our total figures for 2024 are

**2,459**
Lots Offered

**1,907**
Lots Sold

**£328.3 million**
Total Raised

together.

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Buying at Auction

**Auction
House
LONDON**

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

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

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

How do I watch the Auction live?

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



**Auction
House
LONDON**



Lots 1 - 170

Next Page >>>

LOT 1

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.



LOT 2

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

*Guide Price
£330,000+

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 Bernay Gardens are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Harrow & Wealdstone rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 3

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 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 property requires a program of refurbishment.

Tenure

Leasehold. The property is held on a 57 year lease from 2nd July 1979 (thus approximately **10 years unexpired**).

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C



LOT 4

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) 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

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



LOT 5

**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 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
Bathroom

Exterior

The property benefits from off street parking.



LOT 6

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 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.

Accommodation

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.



LOT 7

**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

LOT 8

**29 Penn Lane, Bexley,
Kent DA5 1HB*****Guide Price
£300,000+****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 Danson Park are within easy reach. Transport links are provided by Bexley 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 Rooms

Kitchen

Two Bedrooms

Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 9

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

*Guide Price
£65,000+

A Vacant Second 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 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 second floor two bedroom flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens.



LOT 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 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.

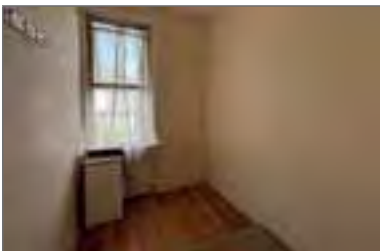
EPC Rating D

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 11

**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.



LOT 12

**38 Raleigh Gardens, Mitcham,
Surrey CR4 3NS*****Guide Price
£80,000+****A Vacant Ground Floor Two Bedroom Maisonette****Tenure**

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

LOT 13

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



LOT 14

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

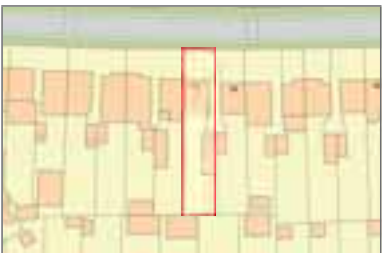
Three Bedrooms
Bathroom

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.



LOT15

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

*Guide Price
£175,000+



An Industrial Site Measuring Approximately 13.4 Acres (5.42 Hectares) 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

LOT 15A | 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



LOT 16 | 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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT 17

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.

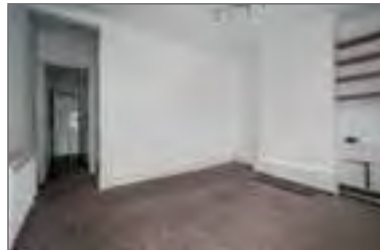
Description
 The property comprises a three bedroom mid terrace house arranged over ground and first floors.

EPC Rating D

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Bathroom

First Floor
 Three Bedrooms

Exterior
 The property benefits from a rear garden.



LOT 18

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.

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

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from both front and rear gardens.

EPC Rating D



LOT 19

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.

Tenure

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.



LOT 20

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.



LOT 20A

Land at Pallester Court, Wayside, Golders Green,
London NW11 8QY*Guide Price
£325,000+

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

Tenure

Freehold

Location

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

Planning

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

Description

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

Note

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



LOT 21

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 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.

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 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



LOT 22

Let to Iceland Foods Ltd Until December 2026
7-11 Midland Road, Bedford,
Bedfordshire MK40 1PL

***Guide Price**
£700,000+



A 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 Occupation). Plans have been Drawn up for the First and Second Floors to be Converted into Seventeen Flats. (25% Yield 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 for a term of 15 years commencing 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. We 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.

Tenure

Freehold

Accommodation

Lower Ground and Ground Floors
Commercial Unit

First and Second Floors
Ancillary Space

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

LOT 23

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.



LOT 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.



LOT 25

6 Week Completion Available
**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.



LOT 25A

**1 Ellesmere Avenue, Mill Hill,
 London NW7 3EX**

*Guide Price
£475,000+

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 Stoneyfields Park are within easy reach. Transport links are provided by Edgware underground station (Northern line) 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

Exterior

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

EPC Rating D



LOT 26

Flat 14 Kingsdale Court, Milton Road, Swanscombe,
Kent DA10 0LX

*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 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
Studio Room
Kitchen
Bathroom

EPC Rating D



LOT 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



LOT 28

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 and amenities. The open spaces of Pollards Hill Recreation Ground are within easy reach. Transport links are provided by Norbury rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating C

LOT 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.



LOT 30

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



LOT 31

**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.

Tenure

Freehold

Accommodation

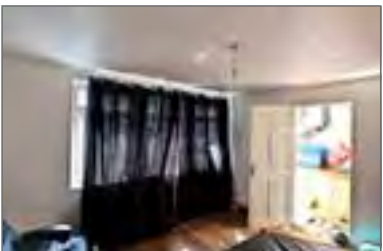
Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Total G.I.A Approximately 74 sq m



LOT 32

Flat 6 Norfolk House, 203 London Road, Stanmore, Middlesex HA7 4PJ***Guide Price
£160,000+****A Vacant First Floor Two 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 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 two bedroom flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and off street parking.

EPC Rating C

LOT 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 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 residents parking.

EPC Rating D

LOT 34

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.



LOT 35

112 Woodcote Valley Road, Purley,
Surrey CR8 3BE

*Guide Price
£375,000+

A Vacant Three Bedroom Semi Detached House Situated on a Plot of Land Measuring Approximately 0.13 Acres (0.05 Hectares). Potential for Extension and an Additional Dwelling to the Rear (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 Roundshaw Park are within easy reach. Transport links are provided by Reedham rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. The property is situated on a plot on land measuring approximately 0.13 acres (0.05 hectares).

Accommodation

Ground Floor

Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 35A

**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



LOT 36

**119A Courtlands Drive, Watford,
Hertfordshire WD17 4HZ*****Guide Price
£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

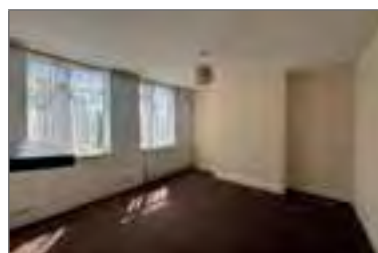
Leasehold. The property is held on a 99 year lease from 1st January 1988 (thus approximately **61 years unexpired**).

Accommodation**First Floor**

Reception Room with Open-Plan
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating D

LOT 37

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



LOT 38

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

*Guide Price
£215,000+

A Vacant Three Bedroom Mid Terrace House. A Permitted Development Application has been Submitted for a Loft Conversion to Provide an Additional Bedroom.

Tenure

Freehold

Planning

The following permitted development application has been submitted to Tunbridge Wells Borough Council (ref: PP-14255693) on 14th August 2025: 'Loft conversion including the erection of a rear dormer.' 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.

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

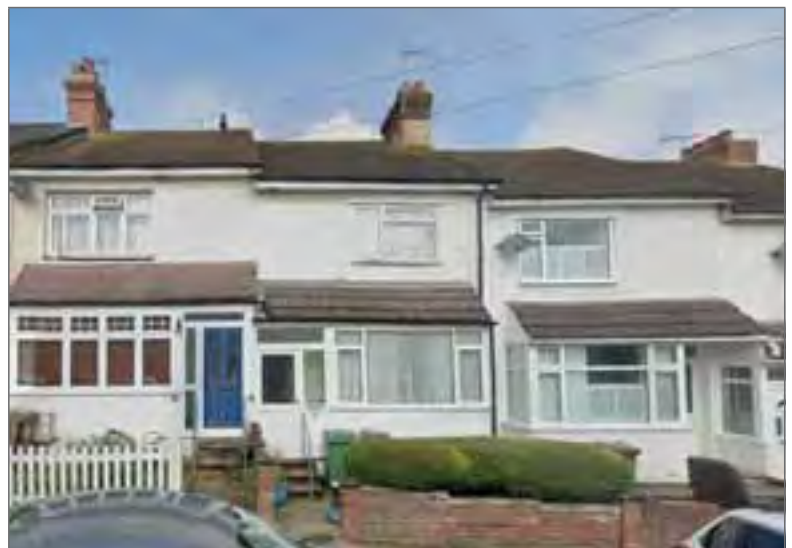
Reception Room
Kitchen / Diner
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 39

**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



LOT 40

**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**

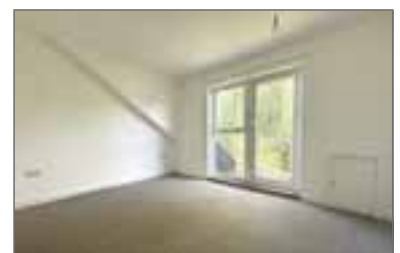
Reception Room
Open Plan Kitchen/Dining Room
Utility Room
Bedroom/Study
Separate WC

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.



LOT 40A

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

*Guide Price
£30,000+

A Vacant First Floor Two Bedroom Flat

Tenure

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

Location

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

EPC Rating G

Description

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

Accommodation

First Floor

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



LOT 41

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 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.

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
Restaurant Area

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).



LOT 42

17 Lonsdale Road, Blackpool,
Lancashire FY1 6EE*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
Bathroom

Second Floor
Three Rooms



LOT 43

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 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.

Tenure

Leasehold. The property is held on a 99 year lease from 2nd July 1984 (thus approximately **58 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C

LOT 44

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

Exterior
The property benefits from both front and rear gardens.



LOT 45

9 Temple Road, Southampton,
Hampshire SO19 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.



LOT 45A

**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**).

Location

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

Description

The property comprises a first floor 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

Exterior

The property benefits from an allocated parking space.



LOT 46

**By Order of the Executors
45 Carnac Street, Norwood,
London SE27 9RR*****Guide Price
£500,000+****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 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 and first floors. The property requires a program of refurbishment.

Accommodation**Ground Floor**

Three Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Second Floor

Loft

Exterior

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



LOT 47

23 Wordsworth Way, West Drayton,
Middlesex UB7 9HZ

*Guide Price
£220,000+

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

Tenure

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

Accommodation

Third Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens.

Tenancy

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

EPC Rating C



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LOT 48

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.

LOT 49

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.



LOT 50

13 Church Street, Wing, Leighton Buzzard,
Bedfordshire LU7 0NY

*Guide Price
£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-Suite)
Approx. G.I.A 249 sq m / 2,677 sq ft

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

Joint Auctioneers

HAMMERED



LOT 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.

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



LOT 52

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

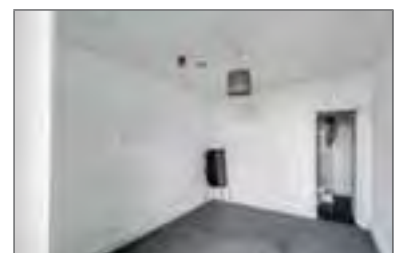
One of the five flats are subject to assured shorthold tenancies at a combined rent of £4,320 per annum.

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



LOT 53

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.



LOT 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



LOT 55

**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

LOT 56

**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

LOT 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 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

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

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



LOT 58

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.



LOT 59

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 and amenities. The open spaces of Alexandra Gardens within easy reach. Transport links are provided by Windsor & Eton Central rail station.

Note

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

GIA Approximately 960 sq ft / 89 sqm

EPC Rating D



LOT 60

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
Dining Room/Bedroom
Kitchen
Bedroom
Bathroom

First Floor
Bedroom

Exterior

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



LOT 61

134A Ryefield Avenue, Uxbridge,
Middlesex UB10 9DA

*Guide Price
£110,000+

A Vacant Second Floor 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 floor three bedroom flat situated within a end of terrace building arranged over ground and two upper floors.

Accommodation

Ground Floor
Reception Room
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

EPC Rating D



LOT 62

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

*Guide Price
£570,000+

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

Accommodation

Ground Floor
Reception Room
Open Plan Kitchen / Dining Room
Study
Utility Room
WC

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.



LOT 63

**59B Lausanne Road, Hornsey,
London N8 0HJ*****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 **959 years unexpired**).

Location

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 mid terrace building arranged over ground and two upper floors.

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C

LOT 64

**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 Islip 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.



LOT 65

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



LOT 65A

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

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.

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)	Ladbrokes Betting & Gaming Limited	5 years commencing on 18th October 2021	£13,500 PA	Tenant did not exercise the break clause in 2024.

Current Rent Reserved £13,500 Per Annum



LOT 66

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 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.

Tenure

Leasehold. The property is held on a 57 year lease from 25th March 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

LOT 67

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 and amenities. The open spaces of Cowley Hall Park are within easy reach. Transport links are provided by West Drayton underground station (Elizabeth line) and rail station.

Description

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

Accommodation
Ground Floor

Open Plan Kitchen / Reception Room
Bedroom
Bathroom

Exterior

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

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.

Note

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

EPC Rating B

LOT 68

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
WC

First Floor
Three Bedrooms
Bathroom

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



LOT 69

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



LOT 70

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



LOT 70A

**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.



LOT 71

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.



LOT 72

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

*Guide Price
£170,000+

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



LOT 72A

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.



LOT 73

289 West End Road, Ruislip,
Middlesex HA4 6QS*Guide Price
£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

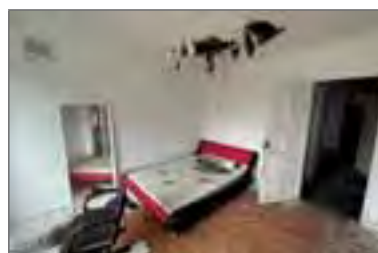
Freehold

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

LOT 74

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)

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 75

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.



LOT 75A | 20 Panwell Road, Southampton, Hampshire SO18 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 Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a garage and rear outbuilding.



LOT 76 | 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

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 77

110 Cobden Street, Luton,
Bedfordshire LU2 0NG

*Guide Price
£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



LOT 78

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.



LOT 79

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
Separate WC

Exterior

The property benefits from communal gardens and a garage.



LOT 80

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

LOT 81

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 D



LOT 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 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 F

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

Second Floor

Reception Room/Kitchen
Bedroom

Third Floor

Three Bedrooms
Bathroom



LOT 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**).

Location

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

Description

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

Accommodation

Seventh Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C

LOT 84

**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

LOT 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



LOT 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 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 allocated parking.

EPC Rating D



LOT 87

**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 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 rent of £1,100 per calendar month.

EPC Rating C

LOT 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****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.

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.

Note

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



LOT 89

**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.



LOT 90

**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.

Note

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



LOT 91

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

LOT 92

**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.



LOT 93

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



LOT 94

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.

Accommodation
Ground Floor
Reception Room
Kitchen
Conservatory
Gym
Study Room
Utility Room
WC

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.



LOT 95

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

*Guide Price
£500,000+



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.

LOT 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**).

Location

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



LOT 97

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

*Guide Price
£35,000-£65,000

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

Tenure

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

Location

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

Description

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

Note

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

The property benefits from communal gardens.

Tenancy

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

EPC Rating C



LOT 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).

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

EPC Rating E

LOT 99

**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.



LOT 100

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 **924 years unexpired**).

Location

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

EPC Rating E

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 101

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



LOT 102

**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

Tenure

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.



LOT 103

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.



LOT 104

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

Tenure
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.

Accommodation & Tenancy Schedule

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

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 23rd September 2023	£17,000 Per Annum



LOT 105

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 40 years unexpired).

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

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

Accommodation
Ninth Floor
Reception Room/Kitchen
Three Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from a private balcony and allocated parking.

EPC Rating D



LOT 106

**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 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 held on a new 999 year lease.

Accommodation

Ground Floor
Retail Unit

Tenancy

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



LOT 107

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

*Guide Price

£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 (Elizabeth 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.

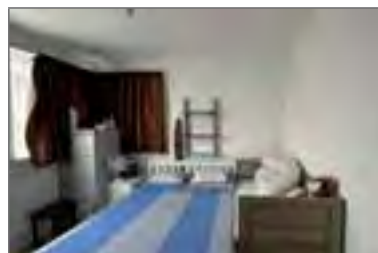
EPC Rating D**Accommodation**

First Floor
Reception Room
Kitchen
Bathroom

Second Floor
Three Bedrooms
WC

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).



LOT 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

Tenure

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 two-storey back addition'.

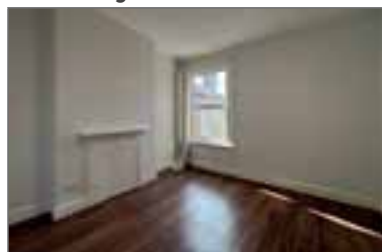
Description

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



LOT 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 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 : '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'.

Description

The property comprises a ground floor commercial unit situated within a mid terrace building 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 own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Accommodation

Ground Floor
Shop Area
Storage Rooms
WC's



LOT 110

**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)****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 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)'.

Tenure

Leasehold. The property is held on a 999 year lease from 25th March 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



LOT 111

**194 Southampton Street, Reading,
Berkshire RG1 2RD*****Guide Price
£190,000+****A Vacant Four Bedroom Semi Detached House****Tenure**

Freehold

Location

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

First Floor

Two Bedrooms

Second Floor

Bedroom

EPC Rating E



LOT 112

Flat 1, 22 Forest Hill Road, Southwark, London SE22 0RR

*Guide Price
£175,000+

A Ground Floor Two Bedroom Flat

Location

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

Tenure

Leasehold. The property is held on a 125 year lease from 7th July 2017 (thus approximately **117 years unexpired**).

Accommodation

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

On the Instructions of



LOT 113

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).

Tenure

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

Location

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

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 which would reflect a gross initial yield of 16.4%.

Description

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

Accommodation

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



LOT 114

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 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.

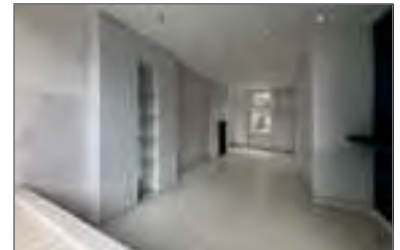
Tenure

Leasehold. The property is held on a 999 year lease from 23rd June 2025 (thus approximately **999 years unexpired**).

Accommodation
Ground Floor
Retail Unit

EPC Rating B**Description**

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



LOT 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 easy reach. Transport links are provided by Heathrow Terminal 4 underground station (Piccadilly line) and Ashford rail station.

Tenure

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

Accommodation
First Floor
Reception Room/Kitchen
Two Bedrooms
Bathroom

EPC Rating C**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.



LOT 116

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.



LOT 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. 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 parking.

EPC Rating E



LOT 118

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 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 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 a 99 year lease from 29th September 1988 (thus approximately **63 years unexpired**).

Accommodation

Ground Floor
Open Plan Reception/Kitchen
Two Bedrooms
Bathroom

EPC Rating C**On the Instructions of**

LOT 119

1 Cragg Terrace, Horsforth, Leeds,
West Yorkshire LS18 4NS*Guide Price
£165,000+**A Vacant Three Bedroom End of Terrace House****Tenure**

Freehold

Location

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

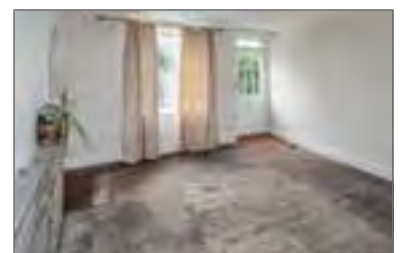
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Second Floor
Loft Room

Exterior

The property benefits from a rear garden.



LOT 120

Flat 1 71 Selhurst Road, Selhurst,
London SE25 5QB

*Guide Price
£110,000+

A Ground Floor One Bedroom Flat

Location

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

Description

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

EPC Rating E

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1984 (thus approximately 58 years unexpired).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 121

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).

Note

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



LOT 122

**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 D



LOT 123

**Land Adjacent to 30 Panters, Hextable, Swanley,
Kent BR8 7RW*****Guide Price
£60,000+****A Plot of Land Measuring Approximately 88 sq m (945 sq ft).
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

Note

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



LOT

124

Flat 42 Trinity Square, 23-59 Staines Road, Hounslow,
Middlesex TW3 3FY

*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 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 street parking.

Tenancy

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

EPC Rating C



LOT

125

21 Alexandra Road, Ramsgate,
Kent CT11 7HY

*Guide Price
£140,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 126

**2 Shipden House, High Street, Cromer,
Norfolk NR27 9HG***Guide Price
£110,000+**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



LOT 127

**Land on the North Side of Westwood Road, Barnes,
London SW13 0LA***Guide Price
£90,000+**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.

Description

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.



LOT 128

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 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

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating

65 - E
65A - D



LOT 129

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

Tenure

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.



LOT 130

**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 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**

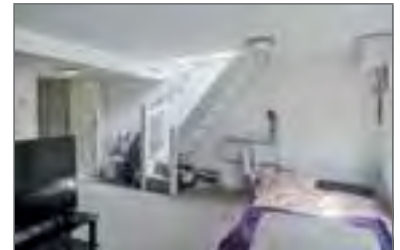
Share of Freehold. The property is held on a 999 year lease from 8th April 2022 (thus approximately 995 years unexpired).

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



LOT 131

**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 and rear extension and for the property to be converted into a 10 bed HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

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

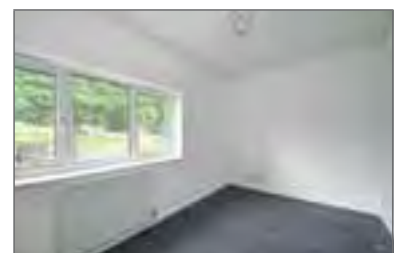
Accommodation

Ground Floor
Reception Room
Kitchen
Utility Room

First Floor
Three Bedrooms
Bathroom

Exterior

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

EPC Rating C

LOT 132 | 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

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 19th May 2026 at a rent of £1,800 per calendar month.

Description

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

Accommodation

First Floor

Reception Room with Open Plan Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a private balcony.

EPC Rating B



LOT 133 | 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 8th November 2025 at a rent of £1,700 per calendar month.

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 balcony.

EPC Rating B



LOT 134 | 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.



LOT 135 | 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.

Tenure

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

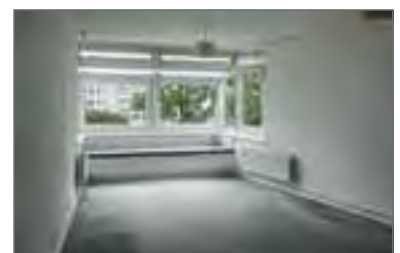
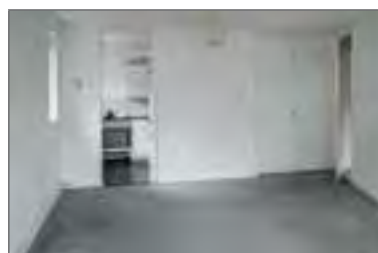
Accommodation

Second Floor

Reception Room
Kitchen
Bedroom with built in wardrobe
Storage Room
Bathroom

Exterior

The property benefits from off street parking.



LOT 136

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 **57 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Gobions Park are within easy reach. Transport links are provided by East 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 purpose built block arranged over ground and four upper floors.

Accommodation

First Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 137

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.



LOT 138

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 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
Bedroom
Bathroom

Exterior

The property benefits from off street parking.

EPC Rating G



LOT 139

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 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
Bathroom



LOT 140

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

Exterior

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

Note

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



LOT 141

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 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 a new 999 year lease.

Accommodation

First Floor

Studio Room

Bathroom



LOT 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

Basement
Kitchen
WC

Lower Ground Floor

Two Office Rooms
Store Room
WC

Ground Floor

Three Office Rooms

First and Second Floor

Flat - Not Inspected

EPC Rating C



LOT 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
WC

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



LOT 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

Tenure

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

Location

The property is situated in Barnstaple city centre close to local 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)

Tenancy

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.



LOT 145

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.



LOT 146

**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.

Note

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

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

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms
Bathroom

Tenancy

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



LOT 147

**Flat 1, 48 Dover Road, Folkestone,
Kent CT20 1LD*****Guide Price
£60,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 9th March 2011 (thus approximately **85 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

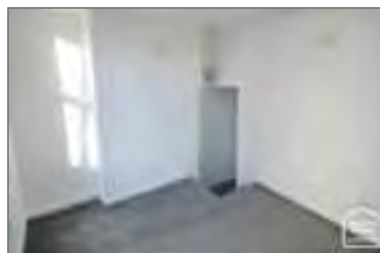
The property is situated on a residential road close to local shops and amenities. The open spaces of Mermaid Beach are within easy reach. Transport links are provided by Folkestone Central rail station.

EPC Rating E**Description**

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

Accommodation**Ground Floor**

Reception Room with Open-Plan
Kitchen
Bedroom
Bathroom



LOT 148

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.



LOT 149

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 and amenities. The open spaces of Petersfield Heath & Pond are within easy reach. Transport links are provided by Petersfield rail station.

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

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

Accommodation
First Floor
Kitchen/Diner
Room

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

EPC Rating E



LOT 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

LOT 151

**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 station.

Description

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

Accommodation**Ground Floor**

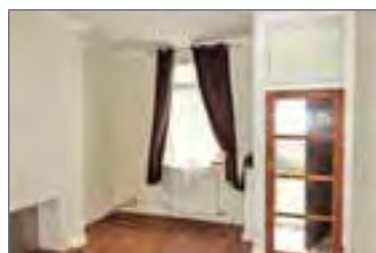
Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating C

LOT 152

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

*Guide Price
£165,000+

A Vacant Ground Floor One/Two Bedroom Flat

Tenure

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

Location

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

EPC Rating C

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Rooms
Bathroom

Exterior

The property benefits from a shared rear garden.



LOT 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

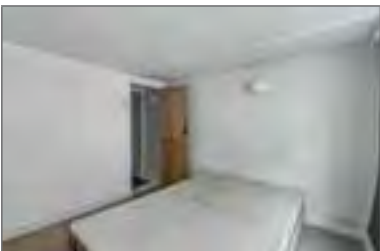
Bedroom
Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a small rear yard.



LOT 154

**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.

Description

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.



LOT 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.

Note

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

LOT 156

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 31 years unexpired).

Location

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

Description

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

EPC Rating F

Accommodation

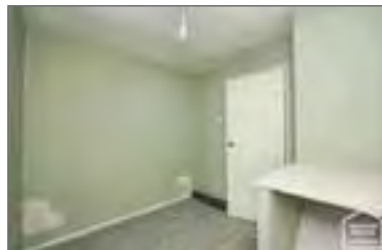
Ground Floor
Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 157

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.

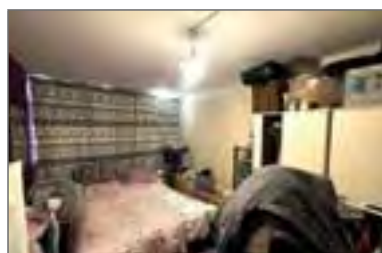
Description

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 F



LOT 158

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 £9,840 Per Annum****Tenure**

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 March 2015 at a rent of £820 per calendar month (Holding Over).

Note

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

Description

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

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens.

EPC Rating E

LOT 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.



LOT 160 | 101 Manor Road, Tottenham, London N17 0JG

*Guide Price
£350,000+

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



LOT 161 | 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).

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.



LOT162

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)

Location
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.

Accommodation Schedule

Property	Floor	Accommodation
Flat 1	Ground, First and Second	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (Both with En-Suites), Garage, Balcony
Flat 2	Ground, First and Second	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (Both with En-Suites), Two Balconies
Flat 3	Ground, First and Second	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (Both with En-Suites), Two Balconies
Flat 4	Ground	Reception Room with Open-Plan Kitchen, Two Bedrooms, Bathroom, Rear Garden Patio
Flat 5	First	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (One with En-Suite), Bathroom, Balcony
Flat 6	First	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (One with En-Suite), Bathroom, Balcony
Flat 7	Second	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (One with En-Suite), Bathroom,
Flat 8	Second	Reception Room with Open-Plan Kitchen, WC, Two Bedrooms (One with En-Suite), Bathroom, Balcony

LOT 163

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



LOT 164

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.

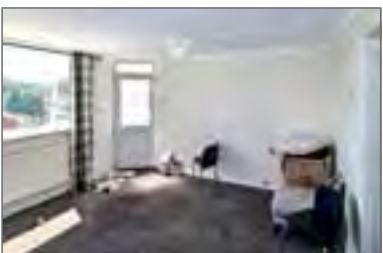
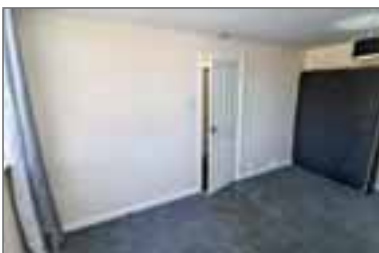
EPC Rating E

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



LOT 165

**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

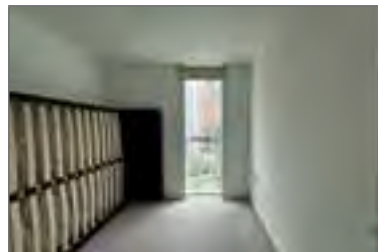
The property is situated on a residential road close to local shops and amenities. The open spaces of Wandle Park are within easy reach. Transport links are provided by West Croydon overground and rail stations.

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

Fourth Floor
Reception Room with Open Plan Kitchen
Bedroom
Bathroom

On the Instructions of

LOT 166

**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 courtyard, 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.



LOT 167

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



LOT 168

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 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.

Accommodation

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



LOT 169

**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.



LOT 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 73 years unexpired).

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 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
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off street parking.

EPC Rating C**On the Instructions of**

**Auction
House**
LONDON



Lots 171 - 244

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LOT 171

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.



LOT 172

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.



LOT 173 | 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 and first floors.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms

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



LOT 174 | 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

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



LOT 175

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

Exterior

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



LOT 176

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

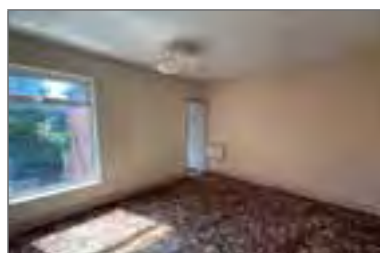
Two Reception Rooms
 Kitchen

First Floor

Two Bedrooms (One with an En Suite)

Exterior

The property benefits from a rear yard and outdoor WC.



LOT 177

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.



LOT 178

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

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



LOT **179**

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
 Separate WC

First Floor

Two Bedrooms
 Bathroom

Exterior

The property benefits from both front and rear gardens.

LOT **180**

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 Aldington 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

Exterior

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



LOT 181 | By Order of the Executors
**4 The Glade, Bognor Regis,
West Sussex PO21 4SD**

*Guide Price
£275,000+

A Vacant Three Bedroom Detached 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 bungalow arranged over ground floor. The property requires a program of refurbishment.

Accommodation
Ground Floor
Reception Room
Kitchen
Conservatory
Three Bedrooms
Two Bathrooms
Separate WC
Exterior
The property benefits from both front and rear gardens, a detached garage and off street parking.



LOT 182 | 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.

Accommodation
Ground Floor
Reception Room
Kitchen
Conservatory
Two Bedrooms
Bathroom
Exterior
The property benefits from both front and rear gardens.



LOT **183**

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

LOT **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

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



LOT 185

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 yard.



LOT 186

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 sq 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.



LOT 187

**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.

Note

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



LOT 188

**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 sq 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.



LOT 189

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.

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



LOT 190

Part of Land at Ramerick Gardens, Arlesey, Bedfordshire SG15 6XZ

*Guide Price
£1,000+

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

Tenure
Freehold

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



LOT 191

**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.

Note

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



LOT 192

**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.



LOT 193

Land at Trethellan Farm, Newquay, Cornwall TR7 1RY

*Guide Price
£1,000+

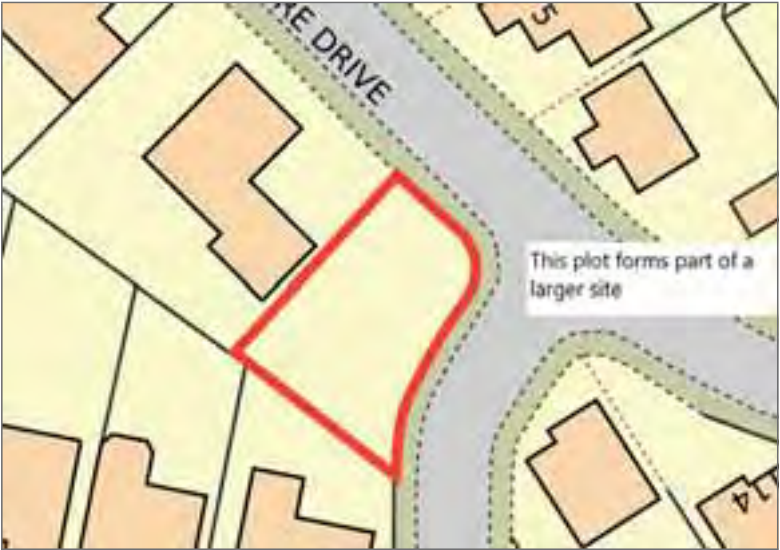
A Plot of Land and Roadways Measuring Approximately 2.28 Acres / 9,227 sq m / 99,317 sq ft.

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.

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



LOT 194

Carclaze, Timber Yard, St Austell, Cornwall PL25 4EW

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.39 Acres / 1,578 sq 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.



LOT 195

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 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 of land measuring approximately 0.65 acres (2,652 sq m / 28,547 sq ft).

Planning

Newark & Sherwood District Council granted the following outline planning permission (ref: 25/00692/OUT) on 14th July 2025 for a 'Detached Dwellinghouse'.

Tenure

Freehold

Note

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



LOT 196

**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 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 a 99 year lease from 23rd November 1990 (thus approximately **64 years unexpired**).

Accommodation

Second Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

EPC Rating D



LOT

197

Workshop and Land to the Rear of 62 Dalmeny Avenue,
Streatham, London SW16 4RT

*Guide Price

£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).

Note

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.



LOT

198

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



LOT 199

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

Location

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

Description

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

Note

Non material amendment retrospective planning for flat D is awaiting validation

LOT 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 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 garden.



LOT 201 | 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 and amenities. The open spaces of West Hendon Playing Field are within easy reach. Transport links are provided by Colindale underground station (Northern line) 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
Bathroom

Exterior

The property benefits from underground parking and communal gardens.

EPC Rating C

On the Instructions of



LOT 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).

Note

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



LOT 203

**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



LOT 204

Flat 112 Maid Marian House, 56 Hounds Gate, Nottingham,
Nottinghamshire NG1 6BH

*Guide Price
£20,000-£30,000

**A First Floor Studio Flat Subject to an Assured Shorthold
Tenancy Producing £8,320 Per Annum**

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £160 per calendar week.



LOT 205

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)**

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 two storey end of terrace workshop. The property requires a program of refurbishment.

Tenure

Freehold

Accommodation

Ground Floor
Store Room

First Floor

Store Room



LOT 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

Exterior

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

EPC Rating E



LOT 207

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 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
Fourth Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C



LOT 208

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)

Note

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



LOT 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.



LOT 210

Eight Garages at Tynning 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.



LOT 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.



LOT 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).

Note

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



LOT 213 | 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 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 possible development potential or alternative uses for this site.



LOT 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).

Note

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



LOT 215

**Land at Minster Road, Minster on Sea, Sheerness,
Kent ME12 3NR*****Guide Price
£15,000+****A Plot of Land Measuring Approximately 691.43 sq m (7,442 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 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 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 alternative uses for this site.



LOT 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).

Note

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



LOT 217 | 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.

Description

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

Note

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



LOT 218

Land on the West Side Of Forge Road, Llangynidr, Crickhowell NP8 1LX***Guide Price
£2,000+****A Plot of Land Measuring Approximately 274 sq m (2,954 sq 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.



LOT 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).

Note

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



LOT 219 | Land at Nicholas Road, Beddington, Sutton CR0 4QS

*Guide Price
£25,000+

A Plot of Land Measuring Approximately 2,259.05 sq 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.



LOT 220 | Land and Garages Adjacent 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

Location

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.

Description

The lot comprises a single storey workshop situated on a plot of land measuring approximately 117 sq m (1,260 sq ft).

Note

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



LOT 221

**Land at 27 Spencer Road, Isleworth,
Middlesex TW7 4BN***Guide Price
£25,000+**A Plot of Land Measuring Approximately 658 sq m (7,082 sq ft)****Tenure**

Freehold

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.

Description

The lot comprises a plot of land measuring approximately 658 sq m (7,082 sq ft) with associated roadways.

Note

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



LOT 222

**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.

Note

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



LOT 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 sq m (35,607 sq 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.



LOT 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.



LOT 225

**Land Adjacent to 34 Queens Road, Ware,
Hertfordshire SG12 7DN*****Guide Price
£30,000+****A Plot of Land Measuring Approximately 108 sq m (1,163 sq ft)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of King George'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.



LOT 226

**Land Adjacent 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.

Note

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

Description

The lot comprises a plot of land measuring approximately 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.



LOT 227 | Land at 10-13 Swallow Close, Bushey, Hertfordshire WD23 1AU

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 658 sq m (7,082 sq ft)

Tenure

Freehold

Location

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



LOT 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).

Note

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



LOT 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.



LOT 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).

Note

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



LOT

230

Land 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/17,859 sq ft/1,659 sq m.

Note

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



LOT

231

Land Adjacent to 10 Fareham Way, Houghton Regis,
Dunstable, Bedfordshire LU5 5RE

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 230 sq m (2,475 sq ft)

Tenure

Freehold

Location

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

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.



LOT 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).

Note

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



LOT 233

**Land on the East Side of Ongar Hill, Addlestone,
Surrey KT15 1JG*****Guide Price
£5,000+****A Plot of Land Measuring Approximately 448 sq m (4,822 sq 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.



LOT 234

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.



LOT 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.



LOT 236

**Land at Orchard Close, Alresford,
Hampshire SO24 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).

Note

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



LOT 237

**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**

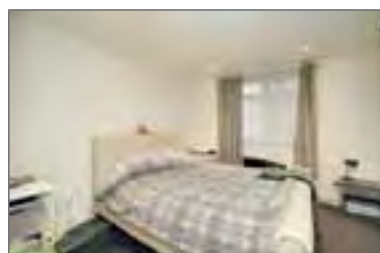
Reception Room/Kitchen
Two Bedrooms
Bathroom

First Floor - Flat 2

Reception Room/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.



LOT 238

5 Cromwell Road, Southend-on-Sea, Essex SS2 5NG

*Guide Price
Sold Prior

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

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



LOT 239

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



LOT 240

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 Paddington close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Marble Arch underground station (Central line).

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 1985 (thus approximately **160 years unexpired**).

Accommodation

Fourth Floor
Studio Room
Kitchen
Bathroom

EPC Rating C

LOT 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.

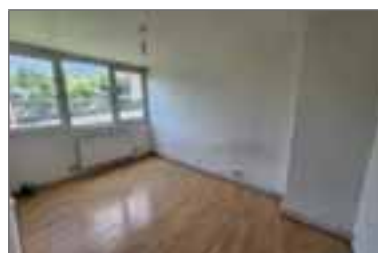
Accommodation

Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private balcony.

EPC Rating C

LOT 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



LOT 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.



LOT 244

**Wyke, London Road, Retford,
Nottinghamshire DN22 7JG*****Guide Price
Sold Prior****A Vacant Four Bedroom Detached House****Tenure**

Freehold

Location

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

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.

**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**

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Common Auction Conditions (Edition 4)

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

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

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

SALE CONDITIONS

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

GLOSSARY

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

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

APPROVED FINANCIAL INSTITUTION

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

ARREARS

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

ARREARS SCHEDULE

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- 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 retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

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

TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1

A1.1

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2

If YOU make a bid for a LOT or otherwise participate in the

INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

If YOU make a bid for a LOT or otherwise participate in the

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AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

OUR ROLE

- As agents for each SELLER we have authority to
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final.

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

WE may refuse to admit one or more persons to the AUCTION without having to explain why.

YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT.

WE may refuse to accept a bid. WE do not have to explain why. If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

THE PARTICULARS AND OTHER INFORMATION

WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

THE CONTRACT

A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

YOU must before leaving the AUCTION

- (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.

The deposit

- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
- (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;

(c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

(d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for

Common Auction Conditions (Edition 4)

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	the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.	G3 G3.1	BETWEEN CONTRACT AND COMPLETION From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	G5 G5.1	TRANSFER Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
A5.6	WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.				
A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G3.2	If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser; (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.			G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.			G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant; (b) the form of new lease is that described by the SPECIAL CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
GENERAL CONDITIONS OF SALE Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disappplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.					
G1 G1.1	THE LOT The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.	G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6 G6.1	COMPLETION COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.	G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.	G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.3	Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS: (a) matters registered or capable of registration as local land charges; (b) matters registered or capable of registration by any competent authority or under the provisions of any statute; (c) notices, orders, demands, proposals and requirements of any competent authority; (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health; (e) rights, easements, quasi-easements, and wayleaves; (f) outgoing and other liabilities; (g) any interest which overrides, under the Land Registration Act 2002; (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and (i) anything the SELLER does not and could not reasonably know about.	G4 G4.1	TITLE AND IDENTITY Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER. (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.	G4.2		G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.			G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.			G7 G7.1	NOTICE TO COMPLETE The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE. If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: (a) terminate the CONTRACT; (b) claim the deposit and any interest on it if held by a stakeholder; (c) forfeit the deposit and any interest on it; (d) resell the LOT; and (e) claim damages from the BUYER.
G1.8	The BUYER buys with full knowledge of (a) the DOCUMENTS, whether or not the BUYER has read them; and (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G7.2 G7.3	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: (a) terminate the CONTRACT; and (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.			G8	IF THE CONTRACT IS BROUGHT TO AN END If the CONTRACT is lawfully brought to an end: (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
G2 G2.1	DEPOSIT The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE).	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G9 G9.1	LANDLORD'S LICENCE Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies. The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G9.2	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").
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G9.3 G9.4	The SELLER must

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	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and		tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and				COMPLETION.
	(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.		G15.5		The BUYER confirms that after COMPLETION the BUYER intends to
G9.5	The BUYER must promptly						(a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
	(a) provide references and other relevant information; and						(b) collect the rents payable under the TENANCIES and charge VAT on them.
	(b) comply with the landlord's lawful requirements.	G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.		G15.6		If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.						(a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
		G12	MANAGEMENT				(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
		G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.				(c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.				
		G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:		G16	CAPITAL ALLOWANCES	
G10	INTEREST AND APPORTIONMENTS				G16.1		This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		(a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;		G16.2		The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and		G16.3		The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.		G16.4		The SELLER and BUYER agree:
	(a) the BUYER is liable to pay interest; and	G13	RENT DEPOSITS				(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
	(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.				(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10.4	Apportionments are to be calculated on the basis that:		The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.		G17	MAINTENANCE AGREEMENTS	
	(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;	G13.2			G17.1		The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
	(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and				G17.2		The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
	(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13.3	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.		G18	LANDLORD AND TENANT ACT 1987	
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:		G18.1		This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987
			(a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;		G18.2		The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
			(b) give notice of assignment to the tenant; and		G19	SALE BY PRACTITIONER	
			(c) give such direct covenant to the tenant as may be required by the rent deposit deed.		G19.1		This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
G11	ARREARS				G19.2		The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
Part 1 – Current rent		G14	VAT		G19.3		Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.	G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.		G19.4		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 ARREARS are given in the SPECIAL CONDITIONS.		Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.				(a) in its condition at COMPLETION;
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.	G14.2					(b) for such title as the SELLER may have; and
Part 2 – BUYER to pay for ARREARS							(c) with no title guarantee;
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	G15	TRANSFER AS A GOING CONCERN		G19.5		and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.	G15.1	Where the SPECIAL CONDITIONS so state:				Where relevant:
G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.		(a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and				(a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
Part 3 – BUYER not to pay for ARREARS		G15.2	The SELLER confirms that the SELLER:				(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS		(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and		G19.6		The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
	(a) so state; or		(b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.		G20	TUPE	
	(b) give no details of any ARREARS.	G15.3	The BUYER confirms that		G20.1		If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:		(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;		G20.2		If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
	(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;		(b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;				(a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
	(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);		(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and				(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRing Employees.
	(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;	G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence				(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRing Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
	(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;		(a) of the BUYER'S VAT registration;				
	(e) not without the consent of the SELLER release any		(b) that the BUYER has made a VAT OPTION; and				
			(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at				

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	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.		
G21	ENVIRONMENTAL		
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	G24.2	Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
G21.2	The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT	G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.4	Following COMPLETION the BUYER must:
G22	SERVICE CHARGE		
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:		(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
	(a) service charge expenditure attributable to each TENANCY;	G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
	(b) payments on account of service charge received from each tenant;	G25	WARRANTIES
	(c) any amounts due from a tenant that have not been received;	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25.2	Where a warranty is assignable the SELLER must:
G22.4	In respect of each TENANCY, if the service charge account shows:		(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
	(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or		(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
	(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		(a) hold the warranty on trust for the BUYER; and
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.	G26	NO ASSIGNMENT
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:		The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and	G27	REGISTRATION AT THE LAND REGISTRY
	(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.	G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
G23	RENT REVIEWS		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.		(b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER; such consent not to be unreasonably withheld or delayed.	G27.2	(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.		This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
G23.4	The SELLER must promptly:	G28	NOTICES AND OTHER COMMUNICATIONS
	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and	G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	G28.2	A communication may be relied on if:
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.		(a) delivered by hand; or
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.		(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.	G28.3	(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		A communication is to be treated as received:
G24	TENANCY RENEWALS		(a) when delivered, if delivered by hand; or
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and	G28.4	(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
	references to notices and proceedings are to notices and proceedings under that Act.	G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999
			No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTs (Rights of Third Parties) Act 1999.

	Applicable for all lots where the Common Auction Conditions apply.
1	The Deposit
1.1	General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
1.2	A5.5a. The Deposit:
	(a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer
	(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
2	Buyer's Administration Charge
2.1	Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,500 (£1,250 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply.
3	Extra Auction Conduct Conditions
3.1	Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

What the new regulations mean for you as a bidder or buyer at the auction:
1. In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
3. In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 5 years and will we will only require updated documents if you change address.
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):
Photographic evidence of identity
<ul style="list-style-type: none">• Current signed Passport• Current full UK/EU photo card driving licence• Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card• Firearm or shotgun certificate• Resident permit issued by the Home Office to EU National
Evidence of Residence
<ul style="list-style-type: none">• Current full UK/EU photo card driving licence (if not used to prove identity)• Utility bill issued in last three months (not mobile phone)• Recent bank/ building society/ mortgage/ credit card statement• Current house/ motor insurance certificate• Revenue & Customs tax notification
Recent council tax bill ID can be approved as follows:
<ul style="list-style-type: none">• Come to our office with originals and we will certify them free of charge• Solicitors, the bank, an accountant or other professional body can certify the relevant ID• The Post Office can verify up to 3 forms of ID for a charge of £10.50.

All certified ID can be sent to us at info@auctionhouselondon.co.uk. The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.

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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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