



**Auction
House**
LONDON

TWO DAY AUCTION

16th & 17th October 2025

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**

October 2025

Thursday 16th October

Commencing at 9.30am

Friday 17th October

Commencing at 10am

**VIA LIVE STREAM
REGISTERED BIDDING ONLY**

**Auction
House
LONDON**

Auction House London 2025 Auction Schedule

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

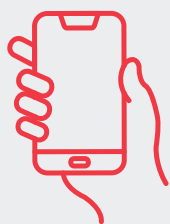
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**# extracting
every last BID**

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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

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Notice to Prospective Buyers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proof of Identification

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

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

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

Meet the Team

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



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Andrew Binstock
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OUR 2025 AUCTION SCHEDULE

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 figures for September	Lots Offered	Lots Sold	Total Raised
	207	145	£27M

Our next Auction Dates

16th & 17th OCTOBER

12th & 13th NOVEMBER

10th & 11th DECEMBER

Our total figures for 2024 are

**2,459**
Lots Offered

**1,907**
Lots Sold

**£328.3 million**
Total Raised

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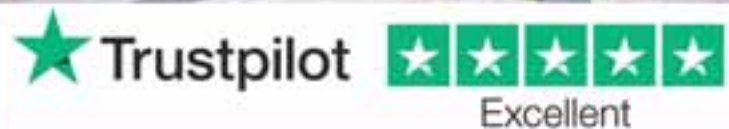
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Buying at Auction

**Auction
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Want to book a viewing?

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

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

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

How do I watch the Auction live?

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



**Auction
House
LONDON**



Lots 1 - 169

Next Page >>>

LOT 1

**73 Plum Lane, Greenwich,
London SE18 3AG**

*Guide Price
£295,000+

A Vacant Three Bedroom Mid Terrace House. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation

Lower Ground Floor

Reception Room
Kitchen (removed)
Large Cellar

Ground Floor

Reception Room
Kitchen (removed)
Bathroom

First Floor

Three Bedrooms
Separate WC

Exterior

The property benefits from both front and rear gardens.



LOT 2

**6 Week Completion Available
2 Millais Avenue, Manor Park,
London E12 6JR**

*Guide Price
£300,000+

A Vacant Three Bedroom End of 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 Little Ilford Park are within easy reach. Transport links are provided by East Ham underground station (Circle line) and Barking overground and rail stations.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Conservatory

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 3

**191 Maiden Lane, Crayford, Dartford,
Kent DA1 4PT***Guide Price
£150,000+**A Vacant Two Room Semi Detached Bungalow. Planning has been Submitted to Convert the Property into a Three Bedroom Bungalow (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 Barnehurst Open Space are within easy reach. Transport links are provided by Crayford rail station.

Planning

The following planning application has been submitted to Dartford Council (ref: 25/01940/GPDE) to convert the property into a three bedroom dwelling. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

Tenure

Freehold

Accommodation**Ground Floor**

Two Rooms
Kitchen
Bathroom

Exterior

The property benefits from a rear garden.

Note

The vendor has advised that similar permitted development was granted for works at the below properties:

21 Russell Close, Crayford,
Dartford, Kent, DA1 4PU
179 Iron Mill Lane, Crayford,
Dartford, Kent, DA1 4PF
187 Iron Mill Lane, Crayford,
Dartford, Kent, DA1 4PF

EPC Rating D

LOT 4

**6 Week Completion Available
98 Grenville Court, Ham View, Croydon,
Surrey CR0 7XB***Guide Price
£200,000+**A Vacant Four Bedroom Mid Terrace House****Tenure**

Leasehold. The property is held on a 999 year lease from 29th September 1967 (thus approximately 941 years unexpired).

Location

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

Description

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

Accommodation**Ground Floor**

Through Reception Room
Kitchen
Bathroom

First Floor

Four Bedrooms
WC

Exterior

The property benefits from a rear garden.

EPC Rating E

LOT 4A

3 Chelsham Road, South Croydon,
Surrey CR2 6HZ

*Guide Price
£180,000+

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 Croham Hurst Woods are within easy reach. Transport links are provided by South Croydon rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

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

EPC Rating D



LOT 5

50 Preston Road, Shepperton,
Middlesex TW17 0BG

*Guide Price
£240,000+

A Vacant Four Room Semi Detached House. Potential to Convert into an HMO (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Rooms
Kitchen

First Floor
Two Rooms
Bathroom

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

EPC Rating C



LOT 6

**Flat 55 Evelyn Court, Evelyn Walk, Hoxton,
London N1 7PS***Guide Price
£260,000+**A Vacant Fifth Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 11th March 1990 (thus approximately **89 years unexpired**).

Location

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

Description

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

Accommodation

Fifth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C

LOT 7

**Six Week Completion Available
72 Mill Road, Erith,
Kent DA8 1HN***Guide Price
£200,000+**A Vacant Five Room Commercial Building. Offered with Planning Permission to Convert Into Two Flats or a Three Bedroom House.****Tenure**

Freehold

Planning

Bexley Borough Council granted the following planning permissions:

Ref: 25/01404/PRIOR on 4th July 2025: 'Prior Approval for change of use from office (Class E) to 2 flats (Class C3)'.

Ref: 25/01418/PRIOR on 1st September 2025: 'Prior Approval for change of use from office (Class E) to 1 x 3-bed dwelling (Class C3)'.

Two further planning applications have been submitted to enlarge the existing planning via a two storey rear and loft extension.

Please refer to the legal pack for the plans.

Location

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

Description

The property comprises a five room commercial building arranged over ground and first floors.

Accommodation

Ground Floor
Two Rooms
Kitchen
Two W/C

First Floor

Three Rooms

EPC Rating D

LOT 8

23 Coombe Road, Sydenham,
London SE26 6QW

*Guide Price
£140,000+

A Vacant Ground Floor One Bedroom Maisonette

Tenure

Leasehold. The property is held on a new 175 year lease from 7th June 2024 (thus approximately **174 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 underground station (District line) and Sydenham rail station.

EPC Rating D

Description

The property comprises a ground floor one bedroom maisonette situated in a mid terrace building arranged over ground and second floors.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.



LOT 9

79 Burnt Ash Hill, Lee,
London SE12 0AQ

*Guide Price
£500,000+

A Vacant Eleven Room Detached House. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The property comprises an eleven room detached house arranged over lower ground, raised ground and two upper floors. The property requires a full program of refurbishment.

Exterior

The property benefits from both front and rear gardens.

EPC Rating F

Accommodation

Lower Ground Floor
Two Rooms
Bathroom
Separate WC
Storage Room

Raised Ground Floor
Three Rooms
Storage Room

First Floor
Three Rooms
Bathroom
Separate WC

Second Floor
Three Rooms
Bathroom
Separate WC



LOT 10

Flat 5 Florin Court, 6-9 Charterhouse Square, Barbican, London EC1M 6ET*Guide Price
£180,000+**A Vacant Third Floor Studio Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Barbican Wildlife Garden are within easy reach. Transport links are provided by Barbican underground station (Circle line) and Farringdon rail station.

Description

The property comprises a third floor studio flat situated within a Grade II Listed building arranging over ground and seven upper floors.

Note

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

Tenure

Leasehold. The property is held on a 999 year lease from 1st April 2017 (thus approximately **991 years unexpired**).

Accommodation

Third Floor
Studio Room
Kitchenette
Bathroom

Exterior

The property benefits from a communal roof terrace, swimming pool, gym, sauna and launderette.

EPC Rating D

LOT 11

22 Magdalen Avenue, Bath, Avon BA2 4QB*Guide Price
Sold Prior**A Vacant Seven Room End of Terrace House. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Leasehold. The property is held on a 499 year lease from 21st December 1897 (thus approximately **371 years unexpired**).

Location

The property 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 Bath Spa rail station.

Description

The property comprises a seven room end of terrace house arranged over lower ground, ground and first floors. The property requires a program of refurbishment.

EPC Rating E**Accommodation**

Lower Ground Floor
Two Bedrooms

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 12

110 Dashwood Avenue, High Wycombe,
Buckinghamshire HP12 3EB

*Guide Price
£180,000+

A Single Storey Detached Commercial Unit Let to The Co-Operative FuneralCare Producing £17,000 Per Annum. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

Description
The property comprises a single storey detached commercial unit arranged over the ground floor.

EPC Rating D

Accommodation
Ground Floor
Commercial Unit

G.I.A Approximately 1,530 sq ft

Tenancy
The property is let to Southern Co-Operative Funerals Limited for a term of 5 years commencing 28th October 2023 at a rent of £17,000 per annum. The tenant did not exercise their break option in 2024.



LOT 13

6 Week Completion Available
65 Chestnut Grove, Southend-on-Sea,
Essex SS2 5HG

*Guide Price
£150,000+

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 14

6 Week Completion Available
1 Stanborough Close, Borehamwood,
Hertfordshire WD6 5LU

*Guide Price
£200,000+

A Vacant Four Bedroom End of Terrace House. Potential to Convert into a Six Room HMO (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Description

The property comprises a four bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment. Plans have been drawn up to convert the property into a six room 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.

Location

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

Accommodation**Ground Floor**

Two Reception Rooms
 Kitchen
 WC

First Floor

Four Bedrooms
 Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating G

LOT 15

The Cottage, Basbow Lane, Bishops Stortford,
Hertfordshire CM23 2NA

*Guide Price
£190,000+

A Vacant Three 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 Castle Gardens are within easy reach. Transport links are provided by Bishop's Stortford rail station.

Description

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

Note

The property now has a building regulations certificate, a copy can be found in the legal pack.

Accommodation**Ground Floor**

Kitchen / Diner
 Bathroom

First Floor

Room

Second Floor

Room
 Bathroom



LOT 15A | 4 Glebe Road, Stanmore, Middlesex HA7 4EL

*Guide Price
£425,000+

A Vacant Three Bedroom Semi Detached House. Offered With Planning Permission for a Single Storey Rear Extension. Potential to Convert into an HMO (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 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.

Planning

Harrow Borough Council granted the following planning permission (ref: PL/1983/25) on 9th September 2025 : 'Single storey rear extension: 6.00 metres deep, 3.00 metres maximum height and 3.00 metres high to the eaves'.

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Proposed Accommodation

Ground Floor

Four Letting Rooms
Kitchen

First Floor

Two Letting Rooms

Exterior

The property benefits from a rear garden.

EPC Rating D



Next auction: 12th & 13th November 2025

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LOT 16

29 Penn Lane, Bexley,
Kent DA5 1HB*Guide Price
£325,000+

A Vacant Five Room Detached Bungalow. A Permitted Development Application has been Submitted for an Extension to Convert the Property in to a Six Room HMO and a Second Application has been Submitted for a Single Storey Rear Extension to Convert The Building in to a Five Bedroom Bungalow

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor
Reception Room
Kitchen
Four Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

Planning

The following planning applications have been submitted to Bexley Borough Council:
Ref: 25/01843/FUL on 5/9/2025: 'Change of use from a residential dwelling (Class C3) to House of Multiple Occupancy HMO (Class C4) for a maximum of 7 people'

Ref: 25/01907/LDCP on 15/9/2025: 'awful Development Certificate (Proposed) for the erection of a single storey rear extension and conversion of roof space involving alterations to existing roofline, including a dormer extension at rear'.

A decision for these applications are 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.

LOT 16A

271 Staines Road West, Ashford, Middlesex TW15 1RT

*Guide Price
£265,000+

A Vacant Five Room Semi Detached House. Offered With Planning Permission for a Single Storey Rear Extension and a Loft Extension.

Description

The property comprises a five room semi detached 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. We understand there is a historic covenant forbidding for the property to be used as an HMO and therefore the plans are subject to the removal or indemnity of said covenant. Buyers should rely on their own enquiries.

Tenure

Freehold

Location

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

Accommodation

Ground Floor

Two Rooms
Kitchen
Bathroom

First Floor

Three Rooms

Exterior

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

Planning

Spelthorne Borough Council granted the following planning permission (ref: 25/00654/HOU) on 7th July 2025 : 'Erection of single storey rear extension'.

EPC Rating D



LOT 17

40B Oval Road, East Croydon, Surrey CR0 6BJ

*Guide Price
£90,000+

A Lower Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,200 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st July 2022 at a rent of £850 per calendar month (Holding Over).

Tenure

Leasehold. The property is held on a 99 year lease from 14th November 1973 (thus approximately **47 years unexpired**).

Accommodation

Lower Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom
GIA Approximately 543 sq ft

Exterior

The property benefits from a private rear garden.

EPC Rating D



LOT 17A

Flat 1, 80 Eastern Esplanade, Cliftonville, Margate,
Kent CT9 2JP*Guide Price
£90,000+**A Vacant Ground and Lower Ground Floor Two Bedroom Split Level Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 2nd November 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 Margate Beach are within easy reach. Transport links are provided by Margate rail station.

Description

The property comprises a ground and lower ground floor two bedroom split level flat situated within a mid terrace building arranged over lower ground, ground and three upper floors. The property has been partially refurbished but not complete.

Accommodation

Lower Ground Floor
Basement

Ground Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom
Utility Room

Exterior

The property benefits from a rear yard.

EPC Rating C

LOT 18

Flat 63 Russell Quay, West Street, Gravesend,
Kent DA11 0BP*Guide Price
£95,000+**A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,600 Per Annum (Reflecting a Gross Initial Yield of 16.4%)****Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 2001 (thus approximately **101 years unexpired**).

Location

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

Description

The property comprises a 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 allocated parking.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,300 per calendar month.

EPC Rating C

LOT 19

6 Week Completion Available
66 Artillery Street, Colchester,
Essex C01 2JQ

*Guide Price
£100,000+

A Vacant Two Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
W/C

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.



LOT 20

24 Tiverton Crescent, Aylesbury,
Buckinghamshire HP19 9RZ

*Guide Price
£195,000+

A Vacant Three Bedroom Semi Detached House. A Permitted Development Application has been Submitted for a Rear Extension.

Tenure

Freehold

Location

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

Planning

The following planning application has been submitted to Aylesbury Area Council for a rear extension (ref: PP-14312659) on 15th September 2025. 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.

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

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 20A | 26A Friern Barnet Road, Southgate, London N11 1NA

*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 Arnos Park are within easy reach. Transport links are provided by New Southgate rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 1986 (thus approximately **86 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 21 | Flat 8 Acorn Court, 275 Hanworth Road, Hampton, Middlesex TW12 3ER

*Guide Price
£190,000+

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 Hampton Common are within easy reach. Transport links are provided by Hampton rail station.

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 2005 (thus approximately **78 years unexpired**).

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from residents parking.



LOT 21A | 2 School Road, Silver End, Witham, Essex CM8 3RZ

*Guide Price
£100,000+

A Vacant Two Bedroom End of Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Silver End Memorial Gardens are within easy reach. Transport links are provided by White Notley 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
WC

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating C



LOT 22 | 3 Scottswood Road, Bushey, Hertfordshire WD23 2DN

*Guide Price
£225,000+

A Vacant Three Bedroom Semi Detached Bungalow Offered With Planning Permission for a Six Meter Rear Extension. Potential to Convert into an HMO (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Millbrook Open Space are within easy reach. Transport links are provided by Watford Junction overground station and North Watford rail station.

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

Note
The vendor has advised that the property has the potential to be redesigned into a four bedroom.

EPC Rating C

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

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

Planning
Hertsmere Borough Council granted the following planning permission (ref: 25/0826/PD42) on 14th July 2025 : 'Single storey rear extension Depth: 6.00m, Height: 2.75m, Eaves: 2.75m'.



LOT **22A****11 Feltham Road, Ashford,
Middlesex TW15 1DQ*****Guide Price
£275,000+**

A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space Fully Let Producing £12,000 Per Annum. Potential to Convert the Upper Parts to Residential Use (Subject to Obtaining all Relevant Consents)

Location

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

Description

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

EPC Rating C**Tenure**

Freehold

Accommodation

Ground Floor
Retail Space

First Floor

Ancillary Space

Tenancy

The property is subject to an FRI lease expiring December 2029 at a rent of £12,000 per annum.



Next auction: 12th & 13th November 2025

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LOT 23

6 Week Completion Available
10 Hyde Lane, Nash Mills, Hemel Hempstead,
Hertfordshire HP3 8RY

*Guide Price
£350,000+



A Vacant Three Bedroom Semi Detached House with a Detached Garage. Offered With Planning Permission for a Two Storey Side Extension and a Loft and Rear Extension to Convert the Existing Property into a Four Bedroom House. Further Plan have been Drawn up for the Erection of an Additional Five Bedroom House to the Side of the Existing House.

Description

The property comprises a three bedroom semi detached house. Plans have been drawn up for the erection of an additional house to the side. 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.oom semi detached house arranging over ground and first floors.

Tenure

Freehold

**Accommodation
Ground Floor**

Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a detached garage, a rear garden and off street parking to the front and rear.

Planning

Three Rivers Borough Council granted the following planning permissions (ref: 25/0421/FUL) on 10/03/2025 : 'Erection of a part single, part two storey side extension', (ref: 25/0461/CLPD) on 7th May 2025 : 'Erection of a single storey rear extension; loft conversion including hip to gable roof alterations and rear dormer and front rooflights', and (ref: 25/0603/PDE) on 12/05/2025 : 'Single storey rear extension (depth 4.70 metres, maximum height 3m, maximum eaves height 3m)'.

LOT 23A

Flat 65 Aubrey Moore Point, Abbey Lane, Stratford, London E15 2SA*Guide Price
£95,000+**A Fourteenth Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum (Reflecting a Gross Initial Yield of 13.8%)****Tenure**

Leasehold. The property is held on a 125 year lease from 2nd October 2006 (thus approximately **106 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Queen Elizabeth Olympic Park are within easy reach. Transport links are provided by West Ham underground station (Circle, District, Hammersmith and Jubilee lines) and rail station.

Exterior

The property benefits from a balcony.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing 28th February 2018 at a rent of £1,100 per calendar month (holding over).

Description

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

Accommodation

Fourteenth Floor
Reception Room
Kitchen
Bedroom
Bathroom

Note

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

EPC Rating C

LOT 24

**6 Week Completion Available
49 Greenway Close, Muswell Hill, London N11 3NS***Guide Price
£90,000+**A Vacant Second Floor One Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Friern Bridge Open Space are within easy reach. Transport links are provided by New Southgate 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. The property requires a program of refurbishment.

EPC Rating E**Tenure**

Leasehold. The property is held on a 99 year lease from 1st September 1985 (thus approximately **59 years unexpired**).

Accommodation

Second Floor
Two Rooms
Kitchen
Bathroom

Exterior

The property benefits from allocated parking.



101 24A | 70 Selwyn Avenue, Waltham Forest, London E4 9LR

*Guide Price
£375,000+

A Mid Terrace Building Arranged to Provide Five Studio Flats Fully Let Producing £26,439.84 Per Annum

Tenure
Freehold

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

Description
The property comprises a mid terrace building arranged to provide five studio flats.

Exterior
Flat 2 benefits from direct access to the garden.

Tenancy
The LHA rate for a 1 bedroom property in the area is £230.14 per week (£11,967.28per annum) (source: lha-direct.voa.gov.uk).

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

Accommodation
Ground Floor

Flat 1
Studio Room
Kitchen
Bathroom

Flat 2
Studio Room
Kitchen
Bathroom

First Floor
Flat 3
Studio Room
Kitchen
Bathroom

Flat 4
Studio Room
Kitchen
Bathroom

Flat 5
Studio Room
Kitchen
Bathroom



101 25 | 4 Crouch View Grove, Hullbridge, Hockley, Essex SS5 6LE

*Guide Price
£200,000+

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

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

Note
G.I.A: Approx 133 Sq M (1,427 Sq Ft)

EPC Rating E

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Four Bedrooms
Bathroom

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



LOT 25A

16 The Street, Wrecclesham, Farnham,
Surrey GU10 4PR*Guide Price
Sold Prior**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 Boundstone Recreation Ground Play Area are within easy reach. Transport links are provided by Farnham rail station.

Description

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

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

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



LOT 26

193 Carlton Avenue, Westcliff-on-Sea,
Essex SS0 0QH*Guide Price
£60,000+**A Vacant Ground Floor One Room Flat****Tenure**

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

Location

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

EPC Rating E**Description**

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

Accommodation**Ground Floor**
Studio Room
Kitchen/Diner
Bathroom**Exterior**

The property benefits from a rear yard



LOT 26A | 55 Albion Street, Anstey, Leicester, Leicestershire LE7 7DE

*Guide Price
£100,000+

A Vacant Three Bedroom Semi Detached House. Potential for a Rear 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 Bradgate Park are within easy reach. Transport links are provided by Leicester 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.

Tenure

Freehold

Accommodation

Ground Floor

Reception Room
Kitchen (removed)
Bathroom
Separate WC

First Floor

Three Bedrooms

Exterior

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



LOT 27 | 6 Week Completion Available Flat 9 Foundry Court, Mill Street, Slough, Berkshire SL2 5FY

*Guide Price
£120,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 30th June 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 Salt Hill Park are within easy reach. Transport links are provided by Slough rail station.

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

G.I.A Approximately 53 sq m (570 sq ft)

Exterior

The property benefits from allocated parking and a private balcony.

EPC Rating B



LOT 27A

123 Dugdale Hill Lane, Potters Bar,
Hertfordshire EN6 2DS*Guide Price
£130,000+**A Vacant Ground Floor Two Bedroom Maisonette****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1978 (thus approximately **52 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 Parkfield Open Space are within easy reach. Transport links are provided by Potters Bar 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 garage, a rear garden and off street parking.

EPC Rating D

LOT 28

Six Week Completion Available
235D North Street, Luton,
Bedfordshire LU2 7QH*Guide Price
£60,000+**A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum****Tenure**

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

Location

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

Description

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

Accommodation

Second Floor
Studio Room
Kitchen
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 30th September 2024 at a rent of £650 per calendar month.

EPC Rating D

LOT 28A | 3 Arlington Avenue, Cottingham, North Humberside HU16 4DP

*Guide Price
£120,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Utility Room
WC

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 29 | 274 Well Hall Road, Eltham, London SE9 6UG

*Guide Price
£335,000+

A Three Bedroom End of Terrace House Offered with Vacant Possession

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 30

356 & 358 Chester Road, Old Trafford,
Manchester M16 9EZ*Guide Price
£280,000+

A Substantial Pair of Mid Terrace Buildings Arranged to Provide a Former Office Building and a Seven Room House. Potential for Development (Subject to Obtaining all Relevant Consents)

Location

The property is situated on a highly accessible position on Chester Road close to local shops and amenities. The open spaces of Seymour Park are within easy reach. The property is situated close by to Old Trafford stadium. Transport links are provided by Manchester Oxford Road rail station & Cornbrook Tram Stop as well as motorway networks.

Description

The property comprises a pair of mid terrace buildings arranged to provide a former office building and a seven room house with a large rear car park. The overall site measures approximately 6,000 sq ft.

Tenure

Both properties are long leasehold. They are held on a 950 year lease from 25th December 1877 (thus approximately **802 years unexpired**).

Accommodation

356 Chester Road

Basement

Three Rooms

Ground Floor

Two Office Rooms

Kitchen

WC

First Floor

Three Office Rooms

Kitchen

WC

Storage Room

Second Floor

Four Office Rooms

358 Chester Road

Basement

Three Rooms

Ground Floor

Kitchen

WC

Two Rooms

First Floor

Two Rooms

Large Bathroom

Second Floor

Three Rooms (One with En Suite)

Exterior

The property benefits from off street parking for multiple cars at the rear.

Planning

There is potential to convert 356 Chester Road back into a residential dwelling (subject to obtaining all relevant consents)

LOT 30A | 180 Luton Road, Chatham, Kent ME4 5BP

*Guide Price
£60,000+

A Vacant First Floor Two Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Note

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

EPC Rating D



LOT 31 | 3 Washbrook Road, Portsmouth, Hampshire PO6 3SA

*Guide Price
£115,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

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



LOT 32

**9 Piercy Street, Failsworth, Manchester,
Lancashire M35 0FS***Guide Price
£90,000+**A Vacant Two Bedroom Mid Terrace House. Potential to Extend
(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 Brookdale Park are within easy reach. Transport links are provided by Moston rail station.

Description

The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property has been partially refurbished including rewiring and installation of services for a ground floor WC.

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating C

LOT 32A

**267A Crystal Palace Road, Dulwich,
London SE22 9JH***Guide Price
£135,000+**A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 21st August 1956 (thus approximately **29 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating D

LOT 33

6 Week Completion Available
4 Ripon Road, Bournemouth,
Dorset BH9 1RD

*Guide Price
£165,000+

A Vacant Three Bedroom Detached House

Location

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

Description

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

EPC Rating E

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 33A

Flat 206 Guildbourne Court, Guildbourne Centre,
Worthing, West Sussex BN11 1LZ

*Guide Price
£30,000+

A Vacant Second Floor One Bedroom Flat

Location

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

Description

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

EPC Rating E

Tenure

Leasehold. The property is held on a 99 year lease from 6th March 1972 (thus approximately 45 years unexpired).

Accommodation

Second Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony.



LOT 34

**18 High Street, Chard,
Somerset TA20 1QB***Guide Price
£80,000+**A Vacant Grade II Listed End of Terrace Building Arranged to Provide 2 x Three Bedroom Flats. 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 Smith's Dock Park are within easy reach. Transport links are provided by South Bank rail station.

Description

The property comprises a Grade II Listed end of terrace building arranged to provide 2 x three bedroom flats. The property requires a program of refurbishment.

Accommodation**Ground Floor - Flat 1**

Reception Room
Kitchen
Three Bedrooms
Bathroom

First Floor - Flat 2

Reception Room
Kitchen
Three Bedrooms
Bathroom
Separate WC

Note

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



LOT 34A

**136-142 Crockhamwell Road, Woodley, Reading,
Berkshire RG5 3JH***Guide Price
£700,000+**A Mixed Use Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and 2 x Two Bedroom Maisonettes on the Upper Floors Fully Let to Greggs Producing £68,500 Per Annum****Location**

The property is situated on a pedestrianised road to local shops and amenities. Nearby multiples include Peacocks, Waitrose and Specsavers. The open spaces of Woodford Park are within easy reach. Transport links are provided by Earley rail station.

Description

The property comprises a mixed use mid terrace building forming part of a parade arranged to provide a ground floor retail unit and 2 x two bedroom maisonettes on the upper floors.

Note

We understand the property is elected for VAT.

Tenure

Freehold

Accommodation

Ground Floor
Retail Unit

First and Second Floors

2 x Two Bedroom Maisonettes

Tenancy

The property is let to Greggs for a term of 10 years commencing 25th July 2017 at a rent of £68,500 per annum.



LOT 35

712D Kenton Road, Harrow,
Middlesex HA3 9QX

*Guide Price
£120,000+

A Vacant First and Second Floor Five Room Split Level Flat

Location

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

Description

The property comprises a first and second floor five room split level flat situated within a mixed use parade arranged over ground and two upper floors.

Accommodation

First Floor

Reception Room
Kitchen
Three Rooms
Bathroom

Second Floor

Room with En-Suite

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 1972 (thus approximately **72 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.

EPC Rating D



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LOT 35A

341 North End Road, Fulham,
London SW6 1NN

*Guide Price
Postponed



A Freehold Mixed Use Building Arranged to Provide a Ground Floor Retail Unit Let Producing £33,500 Per Annum and Two Flats on the Upper Floors (Sold off on Long Leases) With a Ground Rent of £200 Per Annum. Offered With Planning Permission for a Rear Extension and the Erection of a One Bedroom House

Tenure
Freehold

Location
The property is prominently situated on a mixed use road close to local shops and amenities. Nearby multiples include Lidl, McDonald's and Poundland. The open spaces of Normand Park are within easy reach. Transport links are provided by Fulham Broadway underground station (District line) and Kensington (Olympia) rail station.

Exterior
The property benefits from a rear yard.

VAT
VAT is applicable (TOGC available)

Description
The property comprises a freehold mixed use building arranged to provide a ground floor retail unit and two flats on the upper floors (sold off on long leases).

Planning
Hammersmith & Fulham Borough Council granted the following planning permission (ref: 2022/02655/FUL) on 8th January 2024 : 'Erection of a two storey rear extension at ground and first floor level in connection with the creation of 1 x 1 bedroom single family dwellinghouse; erection of new external staircase to replace the existing staircase from ground floor to first floor level at the rear of the building'. Full plans and structural drawings are available in the legal pack.



Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
341 North End Road	Ground and Basement	Retail Unit	Fara Enterprises	10 years from 11th July 2025	£33,500	The tenant has been in occupation for over 17 years
341A North End Road	First	Not Inspected	N/A	125 years from 30th October 2002	£100	N/A
341B North End Road	Second	Not Inspected	N/A	125 years from 30th October 2002	£100	N/A

LOT 36

73A Fernhead Road, Maida Vale,
London W9 3EY

*Guide Price
£360,000+

A Vacant Second and Third Floor Three Bedroom Split Level Flat

Tenure

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

Location

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

Description

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

Accommodation

Second Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms

Third Floor

Bedroom
Bathroom

Exterior

The property benefits from a roof terrace.

EPC Rating E



LOT 36A

73 Beddington Lane, Croydon,
Surrey CR0 4TH

*Guide Price
£190,000+

A Vacant Five Room End of Terrace House

Description

The property comprises a five room end of terrace house arranged over ground and first floors. Plans have been drawn up for the erection of a three bedroom end of terrace house to the side of the existing 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. We understand that the property is subject to a restrictive covenant forbidding any additional construction on the land and therefore the plans drawn up are subject to the removal or indemnity of said covenant in addition to any other relevant consents. Buyers

Tenure

Freehold

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 Hackbridge rail station.

Accommodation

Ground Floor

Two Rooms
Kitchen
Bathroom
Separate WC

First Floor

Three Rooms

Exterior

The property benefits from both front, side and rear gardens.

EPC Rating E



LOT 37

1-7 Kendrick House, Kendrick Lane, Stroud, Gloucestershire GL5 1AA

*Guide Price
£525,000+

A Freehold Substantial Mixed Use Building Arranged to Provide Five Commercial Units (All Sold Off on Long Leases) and 7 x One Bedroom Flats Part Let Producing £29,040 Per Annum. Previously Let for £65,000. Potential for the Flats to be Sold Off Separately.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
24 Kendrick Street	Lower Ground and Ground	Retail Unit, Ancillary Space	Sold Off on a Long Lease	N/A
26 Kendrick Street	Lower Ground, Ground and First	Retail Unit, Ancillary Space	Sold Off on a Long Lease	N/A
28 Kendrick Street	Lower Ground, Ground and First	Retail Unit, Ancillary Space	Sold Off on a Long Lease	N/A
30 Kendrick Street	Lower Ground and Ground	Retail Unit, Ancillary Space	Sold Off on a Long Lease	N/A
32 Kendrick Street	Lower Ground, Ground and First	Retail Unit, Ancillary Space	Sold Off on a Long Lease	N/A
1/7 Kendrick House	First and Third	7 x One Bedroom Flats	Individual Tenancies each for a term of 12 months	£29,040 Per Annum

Current Rent Reserved £29,040 Per Annum



Location
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Capel's Mill are within easy reach. Transport links are provided by Stroud rail station.

LOT 37A

188 Holmesdale Road, South Norwood, London SE25 6PT

*Guide Price
£250,000+

A Vacant Five Room End of Terrace House

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 overground station and rail station.

Description
The property comprises a five room end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

Tenure
Freehold

Accommodation
Ground Floor
Two Rooms
Kitchen
Bedroom

First Floor
Three Rooms
Bathroom

G.I.A Approximately 78 sq m / 835 sq ft

Exterior
The property benefits from both front and rear gardens.



LOT 38

62 Holland Road, Chatham,
Kent ME5 9TW

*Guide Price
£50,000+

A Ground Floor Retail Unit Subject to a Lease Producing £8,500 Per Annum (Reflecting a Gross Initial Yield of 17%)

Tenure

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

Location

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

Tenancy

The property is subject to a lease for a term of 5 years commencing 31st January 2023 at a rent of £8,500 per annum. Rent review in January 2026.

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 Area

G.I.A. Approximately 58 sq m

EPC Rating D



LOT 38A

8 Amersham Road, Croydon,
Surrey CR0 2QJ

*Guide Price
£255,000+

A Vacant Two Bedroom Mid Terraced House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room

Open Plan Kitchen and Dining Room

First Floor

Two Bedrooms

Bathroom

Exterior

The property benefits from a private rear garden.



LOT 39

By Order of the LPA Receivers
**71 Linden Drive, Sheerness,
 Kent ME12 1LG**

*Guide Price
£140,000+

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
 Kitchen

First Floor

Four Bedrooms
 Bathroom

Exterior

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

EPC Rating D



LOT 40

**31 Peartree Close, South Ockendon,
 Essex RM15 6PR**

*Guide Price
£40,000+

A First Floor One Bedroom Maisonette Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 23rd March 1967 (thus approximately **40 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

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

Description

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

Accommodation

First Floor

Reception Room
 Kitchen
 Bedroom
 Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 25th September 2004 at a rent of £650 pcm (holding over).

EPC Rating E



LOT 40A

On the Instructions of Brent Council
4 Westglade Court, Woodgrange Close, Harrow,
Middlesex HA3 0XQ

*Guide Price
Postponed

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th June 1965 (thus approximately **38 years unexpired**).

Location

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

Exterior

The property benefits from a private garage and access to communal gardens

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 41

Flat 401 Landmark Heights, 172 Daubeney Road,
Hackney, London E5 0EN

*Guide Price
£140,000+

A Vacant Fourth Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2000 (thus approximately **99 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hackney Marsh Recreation Grounds are within easy reach. Transport links are provided by Hackney Downs Train Station

Tenancy

The LHA rate for a two bedroom property in the area is £2,000 per month (£24,000 per annum) (source: lha-direct.voa.gov.uk).

Description

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

Accommodation

Fourth Floor
Reception Room
Kitchen
Bathroom
Two Bedrooms

Exterior

The property benefits from two parking spaces.

EPC Rating C



LOT 42

17 Lonsdale Road, Blackpool,
Lancashire FY1 6EE*Guide Price
£50,000-£100,000**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 42A

238 Everton Court, Honeypot Lane, Stanmore,
Middlesex HA7 1DZ*Guide Price
Sold Prior**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 Queensbury Park are within easy reach. Transport links are provided by Queensbury underground station (Jubilee line) and Harrow & Wealdstone rail station.

Description

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

Tenure

Leasehold. The property is held on a 204 year lease from 25th December 1955 (thus approximately **134 years unexpired**).

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D

LOT 43

Six Week Completion Available
213B Church Road, Manor Park,
London E12 6HN

*Guide Price
£120,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 23rd January 2019 (thus approximately **119 years unexpired**).

Location

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

Description

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

Accommodation

First Floor

Reception Room
 Kitchen
 Two Bedrooms
 Bathroom
 Separate WC

Exterior

The property benefits from a shared garden.

EPC Rating D



LOT 44

12 River Gardens, Feltham,
Middlesex TW14 0RE

*Guide Price
£80,000+

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

Tenure

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

Location

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

Tenancy

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

Description

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

Accommodation

First Floor

Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating D



LOT 44A

40 Scottwell Drive, Hendon,
London NW9 6QB*Guide Price
£125,000+**A Vacant First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1991 (thus approximately **65 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Bedroom
Bathroom
Kitchen



LOT 45

Flat 4 Wesley Court, 51-55 Weymouth Street,
Marylebone, London W1G 8NN*Guide Price
£250,000+**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 58 year lease from 2nd July 1979 (thus approximately **11 years unexpired**).

Accommodation**Second Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a fire escape balcony.

EPC Rating C

LOT 45A | 39 Heath Road, Hounslow, Middlesex TW3 2NJ

*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 Inwood 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 three bedroom mid terrace house arranged over ground and first floors.

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom
Separate WC

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

Joint Auctioneers

HAMMERED



LOT 46 | 10 Nestles Avenue, Hayes, Middlesex UB3 4QA

*Guide Price
£95,000+

A Ground Floor Two Bedroom Maisonette Subject to an Assured Shorthold Tenancy Producing £17,400 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £17,400 per annum.

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1937 (thus approximately 11 years unexpired).

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 47

**5-6 Beaufort Buildings, Spa Road, Gloucester,
Gloucestershire GL1 1XB*****Guide Price
£250,000+****A Vacant Substantial Mid Terrace Office Building****Tenure**
Freehold**Location**

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

Description

The property comprises a substantial mid terrace office building arranged over lower ground, ground and two upper floors.

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

Two Reception Rooms
Four Office Rooms
Kitchen
Server Room

First Floor

Five Office Rooms
Kitchen
Bathroom
WC

Second Floor

Three Office Rooms



LOT 48

**64 Roft Street, Oswestry,
Shropshire SY11 2EP*****Guide Price
£75,000-£100,000****A Vacant Three Bedroom Mid Terrace House****Tenure**
Freehold**Location**

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

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating D

LOT 48A | 28 Marine Court, St. Leonards-on-Sea, East Sussex TN38 0DN

*Guide Price
£36,000+

A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £9,780 Per Annum (Reflecting a Gross Initial Yield of 27.2%)

Tenure

Leasehold. The property is held on a 996 year lease from 17th September 1975 (thus approximately **946 years unexpired**).

Location

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

Description

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and ten upper floors. The property has recently been refurbished.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal areas with a 24 hour concierge and lifts.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 1st September 2025 at a rent of £815 per calendar month (Holding Over thereafter).

EPC Rating C



LOT 49 | 9 Dereham Road, Litcham, King's Lynn, Norfolk PE32 2NU

*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 Litcham Common are within easy reach. Transport links are provided by Dereham 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
Not Inspected

First Floor
Not Inspected

Note

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

EPC Rating G



LOT 50

Land Adjacent to 175 Nightingale Lane, Crouch End,
London N8 7LJ*Guide Price
£170,000+

A Plot of Land Measuring Approximately 135 sq m (1,238 sq ft) Offered with Planning Permission for the Erection of a Two Bedroom Dwelling. Possible Potential for a Larger Scheme Subject to Obtaining all Necessary Consents.

Location

The property is situated on a tree lined residential road in Crouch End close to local shops and amenities. The open spaces of Alexandra Park and Palace are adjacent to the property. Transport links include Turnpike Lane Underground station (Piccadilly line), Highgate Underground station (Northern line), together with a choice of Alexandra Palace or Hornsey mainline rail stations.

Description

The lot comprises a plot of land measuring approximately 115 sq m (1,238 sq ft).

Planning

Haringey Borough Council granted the following planning permission (ref: HGY/2023/2627) on 3rd July 2024: 'Erection of a new single family dwellinghouse with basement.'

Note

A CGI image has been included to illustrate a potential design for a 3-bedroom house on the plot. Buyers are advised to make their own enquiries with the local council regarding any further planning permissions, as the site may also offer potential for a larger development, subject to the necessary consents. Please note that the CGI is for illustrative purposes only.

Tenure

Freehold

Proposed Accommodation

Two Bed Dwelling - 78 sqm

Lower Ground Floor

Two Bedrooms

Bathroom

Ground Floor

Open Plan Kitchen/Reception

WC

Exterior

The property will benefit from a rear garden.

LOT 50A

29 Cotmandene, Dorking, Surrey RH4 2BT

*Guide Price
£190,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

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

Location

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

G.I.A Measuring Approximately 41 sq m

Exterior

The property benefits from a private balcony.

EPC Rating C



LOT 51

97 Peerless Drive, Harefield, Uxbridge, Middlesex UB9 6JF

*Guide Price
£100,000+

A Vacant First 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 Broadwater Lake Nature Reserve are within easy reach. Transport links are provided by Denham rail station.

Description

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

Note

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

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 1983 (thus approximately 56 years unexpired).

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 51A | 30A High Street, Melbourn, Royston, Hertfordshire SG8 6DZ

*Guide Price

Withdrawn

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

Tenure

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

Location

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

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Internal GIA
57sqm

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £9,000 per annum.

Note

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



LOT 51B | 32B High Street, Melbourn, Royston, Hertfordshire SG8 6DZ

*Guide Price

Withdrawn

A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £8,400 Per Annum

Tenure

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

Location

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

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Internal GIA
44sqm

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £8,400 per annum.

Note

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



LOT 52

20 Radio St. Peters, Sutton Road, Trusthorpe,
Mablethorpe, Lincolnshire LN12 2PH

*Guide Price
£35,000+

A Vacant Three Bedroom Semi Detached Bungalow

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 999 year lease from 25th March 1989 (thus approximately 963 years unexpired).

Accommodation

Ground Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

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



LOT 52A

108 Newark Street, Whitechapel,
London E1 2ES

*Guide Price
£850,000+

A Mid Terrace Building Arranged to Provide a Six Room HMO
Part Let at £33,000 Per Annum

Tenure

Freehold

Accommodation

Ground Floor
Communal Reception Room
Communal Kitchen/Diner
Bedroom
WC

First Floor

Two Bedrooms (Both with En-Suites)
Communal Bathroom

Second Floor

Two Bedrooms (Both with En-Suites)
Study Room

Third Floor

Reception Room
Kitchen
Bedroom with En-Suite

Mezzanine Floor

Bedroom

EPC Rating D

Location

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

Description

The property comprises a mid terrace building arranged to provide a six room HMO.

Tenancy

Four of the bedrooms are subject to an Assured Shorthold Tenancy at a combined rent of £2,750 per calendar month. The receivers are not collecting any rent.

On the Instructions of



Note

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

LOT 53

**38 Raleigh Gardens, Mitcham,
Surrey CR4 3NS*****Guide Price
£90,000+****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**). 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 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 53A

**62A Avenue Road, Haringey,
London N15 5JH*****Guide Price
£215,000+****A Vacant First Floor One Bedroom Maisonette and a Garage.
Potential for a Loft Conversion (Subject to Obtaining all Relevant
Consents)****Tenure**

Leasehold. The property is held on a 112 year lease from 4th August 2008 (thus approximately **94 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Chestnuts Park 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 first floor one bedroom maisonette situated within an end of terrace building arranged over ground and first floors.

Accommodation**First Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a garage and off street parking.



LOT 54

**Flat 10 Mohawk House, 4 Gernon Road, Bow,
London E3 5DZ**

*Guide Price
£220,000+

A Vacant Second and Third Floor Three Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a 125 year lease from 12th August 1985 (thus approximately **84 years unexpired**).

Location

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

Description

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

Accommodation

Second Floor

Reception Room
Kitchen
WC

Third Floor

Three Bedrooms
Bathroom



LOT 54A

**61 Brooklands Gardens, Jaywick, Clacton-on-Sea,
Essex C015 2JR**

*Guide Price
£35,000+

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 Jaywick Beach 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.

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating E



LOT 55

6 Week Completion Available

**11 Alnwick Close, Langdon Hills, Basildon,
Essex SS16 6NZ***Guide Price
£80,000+**A Vacant Ground Floor Three Room Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1996 (thus approximately **70 years unexpired**).

Location

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

EPC Rating C**Description**

The property comprises a ground floor three room flat situated within a substantial detached building arranged over ground and first floors.

Accommodation

Ground Floor
Three Rooms
Kitchen
Bathroom



LOT 55A

**Land to the Rear of Ravensbourne Road, Lewisham,
London SE6 4UX***Guide Price
£195,000+**A Freehold Plot of Land Measuring Approximately 90 sq m (969 sq ft). Offered With Planning Permission to Demolish the Existing Garage and to Erect a Two Room Detached House.****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. 3 Blythe Hill Lane sold at £535K in 2024 provides a good comparable in terms of size and layout.

Proposed Accommodation

Ground Floor
Reception Room with Open-Plan Kitchen

First Floor

Bedroom
Study
Bathroom

Planning

Lewisham Borough Council granted the following planning permission (ref: DC/24/135856) on 10th January 2025 : 'Demolition of the existing garage and construction of a detached house to provide a one-bedroom unit at the rear of 24 Ravensbourne Road and Land at 7 and 9 Blythe Hill Lane SE6, together with associated landscaping, refuse and cycle parking provision'.

Further Information

The SDLT rate applicable is commercial and not residential, resulting in substantial savings.

**Location**

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



LOT 56

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**). 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

First Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating D



LOT 57

139 Friern Barnet Road, Friern Barnet,
London N11 3DX

*Guide Price
£295,000+

A Detached Building Arranged to Provide a Ground Floor Flat (Sold Off) and a Vacant First and Second Floor Three Bedroom Split Level Flat

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Friary Park are within easy reach. Transport links are provided by Arnos Grove underground station (Piccadilly Line).

Description

The property comprises a detached building arranged to provide two self-contained flats (one sold off) over ground and two upper floors.

EPC Rating E

Accommodation

Flat 1

Ground Floor

Flat - Not Inspected (Sold Off)

Flat 2

First Floor

Reception Room
Kitchen
Three Bedrooms
Bathroom

Second Floor

Loft Room

Exterior

The property benefits from a rear garden



LOT **57A****Flat 1, 1 Montpelier Road, Ealing,
London W5 2QS*****Guide Price
£235,000+****A Ground Floor One Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £20,400 Per Annum (Attractive
8.6% Yield Based on Guide Price)****Location**

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

Description

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

EPC Rating C**Tenure**

Leasehold. The property is held on a 999 year lease from December 2018 (thus approximately **992 years unexpired**).

Accommodation**First Floor**

Open Plan Reception/Kitchen
Bedroom
Bathroom

Tenancy

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

**Next auction: 12th & 13th November 2025****We're now taking entries
for this auction.**

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auctionhouaselondon.co.uk

LOT 58

7 Upwick Road, Eastbourne,
East Sussex BN20 8NA

*Guide Price

Withdrawn

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 59

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.

EPC Rating C

Tenure

Leasehold. The property is held on a 57 year lease from 25th March 1975 (thus approximately **7 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



LOT 59A | 87 Holehouse Road, Stoke-on-Trent, Staffordshire ST2 8EQ

*Guide Price
£105,000+

A Vacant Two Bedroom End of Terrace Bungalow

Tenure
Freehold

Location

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

Description

The property comprises a two bedroom end of terrace bungalow arranged over the ground floor.

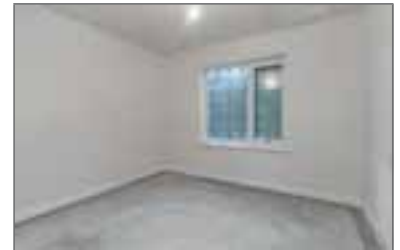
Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

G.I.A Approximately 65 sq m

Exterior

The property benefits from off street parking.

EPC Rating C



LOT 60 | 7 St. Martins Park, Marshfield, Chippenham, Wiltshire SN14 8PQ

*Guide Price
£370,000+

A Vacant Four Bedroom Detached House

Tenure
Freehold

Location

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

Description

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

Accommodation
Ground Floor
Reception Room
Kitchen
WC

First Floor
Four Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 60A | 53-55 & 59 Market Street, Torquay, Torbay TQ1 3AW

*Guide Price
£150,000+

Two Mid Terrace Buildings Arranged to Provide a Ground Floor Commercial Unit and a Warehouse to the Rear Let Producing £24,000 Per Annum and Two Flats on the Upper Floors (Both Sold Off)

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Boots, Specsavers and McDonald's. The open spaces of Upton Park are within easy reach. Transport links are provided by Torre rail station.

Tenure

Freehold

Description

The property comprises two mid terrace buildings arranged to provide a ground floor commercial unit, a warehouse to the rear and two flats on the upper floors.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
53-55 Market Street	Ground	Commercial Unit and Warehouse	A term of 10 years commencing 5th December 2016	£24,000 Per Annum
53A Market Street	First	Flat - Not Inspected	Sold off on a long lease for a term of 999 years	N/A
55A Market Street	Second	Flat - Not Inspected	Sold off on a long lease for a term of 999 years	N/A

Current Rent Reserved £24,000 Per Annum



LOT 61 | 17 Engel Park, Mill Hill, London NW7 2HE

*Guide Price
£730,000+

A Vacant Four/Five Bedroom Detached Chalet Bungalow Situated on a Plot of Land Measuring Approximately 0.12 Acres (0.05 Hectares). Potential for a Rear Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

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

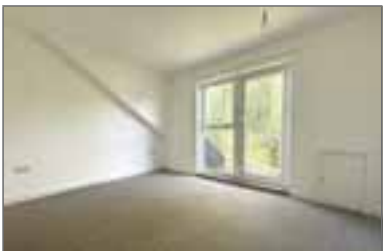
First Floor

Four Bedrooms (One with an En Suite)
Bathroom

Exterior

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

EPC Rating D



LOT 62

**4A Birkbeck Grove, Acton,
London W3 7QD*****Guide Price
£500,000+****A First and Second Floor Two/Three Bedroom Split Level
Maisonette Offered with Vacant Possession****Tenure**

Leasehold. The property is held on a 130 year lease from 1st January 1981 (thus approximately **85 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities, between the open spaces of Southfield Common and Acton Park. Transport links are provided by Acton Town underground station (District and Piccadilly line), Acton Main Line (Elizabeth line) and Acton Central overground station.

Exterior

The property benefits from a private entrance, a brick built storage shed and off street parking for two cars.

EPC Rating C**Description**

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

Accommodation

First Floor
Breakfast Room
Kitchen
Study/Bedroom
Separate WC

Second Floor

Lounge/Dining Room
Two Bedrooms
Bathroom



LOT 62A

**9A Montpelier Road, Ealing,
London W5 2QP*****Guide Price
£675,000+****A Vacant Ground Floor Two Bedroom Maisonette****Location**

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

Description

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

EPC Rating D**Tenure**

Long Leasehold. The property is held on a 999 year lease from 24th June 2004 (thus approximately **978 years unexpired**).

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Two Bedrooms (One with an En-Suite)
Separate WC

Exterior

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



LOT 63

25 Bagot Street, Blackpool,
Lancashire FY1 6EZ

*Guide Price
£30,000+

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 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.

Accommodation
Ground Floor
Through Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.

EPC Rating



LOT 63A

Flat 10A Peters Court, Porchester Road, Paddington,
London W2 5DR

*Guide Price
£170,000+

A Well Located Vacant Third 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 Royal Oak underground station (Hammersmith & City line) and Marylebone rail station.

Description
The property comprises a third floor studio flat situated within a purpose built block arranged over ground and seven upper floors.

Tenure
Leasehold. The property is held on a 99 year lease from the 25th December 1971 (thus approximately 45 years unexpired).

Accommodation
Third Floor
Studio Room
Kitchen
Bathroom

EPC Rating C



LOT 64

**4 Spring Path, Thame,
Oxfordshire OX9 2EF***Guide Price
£550,000+**A Vacant Three Bedroom Detached House. Offered With Planning Permissions for a Front and Side Extensions, and a Loft Conversion.****Planning**

South Oxfordshire Borough Council granted the following planning permissions:

(ref: P25/S1195/LDP) on 17th June 2025 : 'Use of loft as habitable space and loft conversion within PD limits to include removal of chimney and installation of rear dormer to be finished in materials of similar appearance to those used in the construction of the exterior of the existing dwellinghouse'.

(ref: P25/S0232/HH) on 4th April 2025 : 'Proposed front and side extension. (as amended by plans received 27 March 2027 reducing depth of front extension and width of side extension)'.

The following planning permission has been submitted to South Oxfordshire Borough Council:

(ref: P25/S2382/FUL) on 29th July 2025 : 'Demolition of existing dwelling and replacement with 2 x self-build units'.

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Thame Recreation Ground are within easy reach. Transport links are provided by the M40 to the west.

Accommodation**Ground Floor**

Through Reception room
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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

EPC Rating E

LOT 64A

**Flat 6 Ashleigh Court, Norbury Avenue, Thornton Heath,
Surrey CR7 8AH***Guide Price
£100,000+**A Vacant Second Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1962 (thus approximately **36 years unexpired**).

Location

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

Description

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

Accommodation**Second Floor**

Reception Room
kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a garage and communal gardens.

EPC Rating D

LOT 65

6 Week Completion Available or Earlier if Required
**143 Franklin Way, Croydon,
Surrey CR0 4UX**

*Guide Price
£110,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 1992 (thus approximately **91 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 West Croydon overground and rail stations.

EPC Rating C

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 Room
Kitchen
Bedroom
Bathroom



LOT 65A

**74 Trapstyle Road, Ware,
Hertfordshire SG12 0BB**

*Guide Price
£170,000+

A Vacant Ground Floor Two Bedroom Maisonette

Tenure

Leasehold. The property will be sold with the benefit of an extended lease expiring in 2165 (thus approximately **139 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens.



LOT 66

14 Freshfield Avenue, Atherton, Manchester,
Lancashire M46 9PJ*Guide Price
£60,000+**A Vacant Four Bedroom Mid Terrace House****Location**

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

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

Description

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



LOT 67

27C Leys Avenue, Letchworth Garden City,
Hertfordshire SG6 3ED*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 Howard Park are within easy reach. Transport links are provided by Letchworth Garden City rail station.

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.

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



LOT 67A | 72 Upper Brow Road, Huddersfield, West Yorkshire HD1 4UP

*Guide Price
£95,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT 68 | 6 Week Completion Available Flat A 28 Hibernia Road, Hounslow, Middlesex TW3 3RY

*Guide Price
£80,000+

A Vacant Ground Floor Two Room Flat

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

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

Tenure
Leasehold. The property is held on a 125 year lease from 22nd December 2006 (thus approximately **106 years unexpired**).

Accommodation
Ground Floor
Two Rooms
Kitchen
Bathroom

EPC Rating D



LOT **68A****72 Charlwood Street, Pimlico,
London SW1V 4PF*****Guide Price
£2,200,000+**

A Well Located Vacant Five Bedroom Mid Terrace House. The Property Benefits from Three Separate Meters and is Subject to Three Council Taxes thus Potential for Conversion into Three or Four Self-Contained Flats (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

Location

The property is in the highly sought after area of Pimlico, close to local shops and amenities. The open spaces of St George's Square are within easy reach. Transport links are provided by Pimlico underground station (Victoria line) and Victoria rail station.

Description

The property comprises a substantial five bedroom mid terrace house arranged over lower ground, ground and two upper floors. There may be potential for future development as the property benefits from three separate meters and council taxes.

Exterior

The property benefits from a private terrace and two balconies.

EPC Rating E**Accommodation****Lower Ground Floor**

Two Storage Rooms
Two Bedrooms
Utility Room
Two Bathrooms

GIA Approximately 704 sq ft

Ground Floor

Two Reception Rooms
Kitchen

GIA Approximately 604 sq ft

First Floor

Open Plan Reception Room/Kitchen
Bedroom
Bathroom

GIA Approximately 519 sq ft

Second Floor

Two Bedrooms
Bathroom
Separate WC

GIA Approximately 525 sq ft



LOT 69

Flat 69 Foster House, Maxwell Road, Borehamwood,
Hertfordshire WD6 1FS

*Guide Price
£205,000+

**A Third Floor One Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £16,200 Per Annum**

Location

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

Exterior

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

Tenancy

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

EPC Rating B

Tenure

Long Leasehold. The property is held on a 999 year lease from 1st January 2008 (thus approximately **982 years unexpired**).

Description

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

Accommodation

Third Floor
Open Plan Reception Room/Kitchen
Bedroom
Bathroom



LOT 70

53-55 St. Catherine Street, Ventnor,
Isle Of Wight PO38 1HG*Guide Price
£50,000+

A Vacant Two Bedroom Detached House Situated on a Plot of Land Measuring Approximately 271 sq m (2,917 sq ft). Offered with Planning Permission to Demolish the Existing Building and Erect 2 x Two Bedroom Semi Detached Houses.

Tenure

Leasehold. The property is held on a 999 year lease from 25th December 1910 (thus approximately 884 years unexpired).

Location

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

Planning

Isle of Wight Council granted the following planning permission (ref: 24/00497/FUL) on 21st May 2024: 'Demolition of existing dwelling (no.55), construction of a pair of semi-detached houses'.

Accommodation**Ground Floor**

Reception Room
Kitchen/Diner
Storage Room
WC

First Floor

Two Bedrooms
Bathroom

Proposed Accommodation
Each house will consist of
Ground Floor

Reception Room
Kitchen
WC

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 70A

74 Quantock Road, Taunton,
Somerset TA2 7NS*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 Taunton Green are within easy reach. Transport links are provided by Taunton rail station.

Description

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

EPC Rating E**Accommodation****Ground Floor**

Reception Room
Kitchen/Diner
Conservatory
WC

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 71

Flat 9 Sheridan Court, London Road, Newbury,
Berkshire RG14 2BH

*Guide Price
£55,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1975 (thus approximately 48 years unexpired).

Location

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

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C



LOT 71A

Land Adjacent to 15 Downs Road, Canterbury,
Kent CT2 7AY

*Guide Price
£50,000+

A Vacant Single Storey Lock Up Garage Situated on a Plot of
Land Measuring Approximately 469 sq m (5,048 sq ft). Potential
for the Erection of a Dwelling (Subject to Obtaining all Relevant
Consents)

Tenure

Freehold

Location

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

Description

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 469 sq m (5,048 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 72

**16 Poulton Road, Fleetwood,
Lancashire FY7 6TE*****Guide Price
£35,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**

Leasehold. The property is held on a 999 year lease from 24th November 1888 (thus approximately **862 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Fleetwood Beach are within easy reach. Transport links are provided by Lindel Road 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 front and rear yard.

EPC Rating G

LOT 72A

**54 Wenlock Road, Edgware,
Middlesex HA8 9JF*****Guide Price
£290,000+****A Vacant Six 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 Watling Park are within easy reach. Transport links are provided by Burnt Oak Tube Station.

Description

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

Note

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

Accommodation**Ground Floor**

Two Rooms (one with en suite)
Shower Room
Kitchen

First Floor

Four Rooms
Bathroom

Exterior

The property benefits from a private rear garden



LOT 73

306 Station Road, Stechford, Birmingham,
West Midlands B33 8QR

*Guide Price
£1,200,000+



A Substantial Building Arranged to Provide Thirteen Flats (10 x Two Bedroom, 3 x One Bedroom) Producing £122,640 Per Annum Situated on a Plot of Land Measuring Approximately 1,206 sq m (12,989 sq ft).

Tenure

Freehold

Location

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

Description

The property comprises a substantial building arranged to provide thirteen flats (10 x two bedroom, 3 x one bedroom) over lower ground, ground and two upper floors.

Plans have been drawn up for the erection of eight additional flats. No planning application has been submitted for this scheme.

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

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Ground	Two Bedroom Flat	Refer to legal pack	£9,600
Flat 2	Ground	One Bedroom Flat	Refer to legal pack	£8,400
Flat 3	Ground	Two Bedroom Flat	Refer to legal pack	£10,200
Flat 4	Ground	Two Bedroom Flat	Refer to legal pack	£10,800
Flat 5	First	Two Bedroom Flat	Refer to legal pack	£10,200
Flat 6	First	Two Bedroom Flat	Refer to legal pack	£11,400
Flat 7	First	Two Bedroom Flat	Refer to legal pack	£9,540
Flat 8	First	Two Bedroom Flat	Refer to legal pack	£10,200
Flat 9	Second	Two Bedroom Flat	Refer to legal pack	£9,900
Flat 10	Second	Two Bedroom Flat	Refer to legal pack	£10,200
Flat 11	Lower Ground	Two Bedroom Flat	Refer to legal pack	£12,000
Flat 11A	Lower Ground	One Bedroom Flat	Refer to legal pack	£10,200
Flat 11B	Lower Ground	One Bedroom Flat	Vacant	Vacant

Current Rent Reserved £122,640 Per Annum

LOT 74

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

*Guide Price
£85,000+

**A Eighth Floor Two Room Flat Subject to a Lease Producing
£15,827.76 Per Annum**

Location

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

Description

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

Note

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

EPC Rating E

Tenure

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

Accommodation

Eighth Floor

Reception Room/Kitchen
Two Rooms
Bathroom

Tenancy

The property is let to THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF LEWISHAM for a term of 3 years commencing 15th September 2025 at a rent of £15,827.76 per annum.



LOT 75

6 Week Completion Available
**Flat 26 Burniston Court, 90-92 Manor Road, Wallington,
Surrey SM6 0AD**

*Guide Price
£115,000+

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 75A | 427A/B Upminster Road North, Rainham, Havering RM13 9SA

*Guide Price
£250,000+

A Plot of Land Measuring Approximately 360 sq m (3,875 sq ft). Planning has been Submitted for the Erection of 2 x Two Bedroom Houses.

Description

The lot comprises a plot of land measuring approximately 360 sq m (3,875 sq ft).

Planning

The following planning application has been submitted to Havering Council (ref: PP-14218876) on 5th August 2025 : 'Subdivision of the land, erection of a x2 2-bed dwellinghouses adjacent to the existing dwelling with alterations to the existing fenestration'. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Spring Farm Park are within easy reach. Transport links are provided by Rainham 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 76 | 23 Mendip Close, Basingstoke, Hampshire RG22 5BP

*Guide Price
£130,000+

A Vacant Four Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen/Diner
Bedroom
Bathroom

First Floor

Two Bedrooms
Bathroom

Second Floor

Bedroom
Bathroom

Exterior

The property benefits from a garage and a rear yard.



LOT 77

**Flat 43 Jessop Court, 2 Brindley Place, Uxbridge,
Middlesex UB8 2FA*****Guide Price
£155,000+****A Ground Floor One Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £16,800 Per Annum (Reflecting a
Gross Initial Yield of 10.8%)****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 77A

**10 Handsworth House, Brighton Road, Crawley,
West Sussex RH10 6AZ*****Guide Price
£80,000+****A Vacant Second Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1962 (thus approximately **36 years unexpired**).

Location

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

Description

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

Note

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

Accommodation**Second Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and a garage.

EPC Rating E

LOT 78

178 Fambridge Road, Maldon,
Essex CM9 6BH

*Guide Price
£120,000+

A Vacant Three Bedroom End of 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 Promenade Park are within easy reach. Transport links are provided by North Farmbridge rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.

EPC Rating E



LOT 79

18 Ferndale Road, Luton,
Bedfordshire LU1 1PE

*Guide Price
£160,000+

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 Brantwood 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.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 80

126 De Montfort Way, Coventry,
West Midlands CV4 7DT*Guide Price
£450,000+**A Vacant Seven Bedroom Detached House****Tenure**

Freehold

Location

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

Description

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

Exterior

The property benefits from both front and rear gardens.

EPC Rating C**Accommodation****Ground Floor**

Two Reception Rooms
Kitchen
Two Bedrooms with En-Suites
Storage Room
Utility Room
Conservatory
Swimming Pool
Two Separate WCs

First Floor

Four Bedrooms with En-Suites
Bathroom

Second Floor

Bedroom



LOT 80A

12 William Road, Wisbech,
Cambridgeshire PE13 2AA*Guide Price
£65,000+**A Vacant Five Room Semi Detached House****Tenure**

Freehold

Location

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

Description

The property comprises a five room semi detached house arranged over ground and first floors.

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms
Dressing Room

Exterior

The property benefits from a rear garden.

EPC Rating D

LOT 81

56 Littlebury Road, Clapham,
London SW4 6DN

*Guide Price
£395,000+

A Ground Floor One Bedroom Flat. Offered with Vacant Possession.

Tenure

Leasehold. The property is held on a 194 year lease from 29th September 1973 (thus approximately **142 years unexpired**).

Location

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

EPC Rating C



LOT 82

159 Kingston Road, Leatherhead,
Surrey KT22 7NX

*Guide Price
£235,000+

A Vacant Two Bedroom Semi Detached 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 Kingston Road Recreation Ground are within easy reach. Transport links are provided by Leatherhead 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
Bathroom

First Floor

Two Bedrooms (One with En-Suite)

Exterior

The property benefits from a front yard and a rear garden with potential to convert the front garden into a driveway.

EPC Rating D



LOT 82A | 2 Harold Road, Sutton, Surrey SM1 4HZ

*Guide Price
£215,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

Location

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

Description

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

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

EPC Rating F



LOT 83 | Flat 8, 110 Benhill Road, Sutton, Surrey SM1 3RS

*Guide Price
£95,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1980 (thus approximately **53 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Benhill Recreation Ground are within easy reach. Transport links are provided by South Common 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 allocated parking.

EPC Rating E



LOT 84

Flat 7, 57 Church Road, St Leonards-on-Sea,
East Sussex TN37 6HJ

*Guide Price
£175,000+

A Vacant First Floor Three Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 23rd July 2010 (thus approximately **83 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities, and just a short walk from the beach. The open spaces and attractions of Hastings Pier are within easy reach. Transport links are provided by St Leonards Warrior Square rail station.

EPC Rating C

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Joint Auctioneers

HAMMERED



LOT 85

42C Vanbrugh Park, Greenwich,
London SE3 7AA

*Guide Price
£270,000+

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 24th June 1992 (thus approximately **966 years unexpired**).

Location

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

EPC Rating C

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 85A

Flat 205 Perilla House, 17 Stable Walk, Whitechapel,
London E1 8ZF*Guide Price
£450,000+**A Vacant Second Floor Large Studio Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Altab Ali Park are within easy reach. Transport links are provided by Aldgate East underground station (Circle line) and Fenchurch Street rail station.

Description

The property comprises a second floor large studio flat with a divided off sleeping area situated within a purpose built block arranged over ground and six upper floors. The property benefits from communal amenities including; a gym, spa, cinema, swimming pool, a business lounge, a roof terrace, 24 hour concierge and a lift.

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2013 (thus approximately **986 years unexpired**).

Accommodation

Second Floor
Reception Room with Open-Plan Kitchen
Separate Sleeping Area
Bathroom
Utility Room

G.I.A Approximately 46 sq m / 491 sq ft

Exterior

The property benefits from communal gardens.

EPC Rating B



LOT 86

Flat 39 Zodiac Court, 165 London Road, Croydon,
Surrey CR0 2RJ*Guide Price
£60,000+**A Vacant Seventh Floor One Room 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 one room flat situated within a purpose built block arranged over ground and ten upper floors. The building benefits from a lift.

Accommodation

Seventh Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C



LOT 86A | 14 Nursteed Close, Devizes, Wiltshire SN10 3EU

*Guide Price
£160,000+

A Vacant Three Bedroom End of Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner

First Floor
Three Bedrooms
Bathroom

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

EPC Rating C



LOT 87 | By Order of a Housing Association 58 Preston Road, Westcliff-on-Sea, Essex SS0 7ND

*Guide Price
£90,000+

A Vacant Ground Floor One Bedroom Flat

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

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 88

**16 Harland Road, Birkenhead,
Merseyside CH42 0LU***Guide Price
£50,000+**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 Birkenhead Park are within easy reach. Transport links are provided by Birkenhead Central rail station.

Description

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

Accommodation**Ground Floor**

Three Reception Rooms
Kitchen

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 88A

**Flat 81 Moreton Tower, Lexden Road, Acton,
London W3 9NQ***Guide Price
£150,000+**A Vacant Eighteenth Floor Three Bedroom Flat****Tenure**

Leasehold. The property is held on a 130 year lease from 1st January 1981 (thus approximately **85 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Springfield Gardens are within easy reach. Transport links are provided Acton Mail Line Station (Elizabeth Line) and West Acton Tube Station.

Description

The property comprises an eighteenth floor three bedroom flat situated within a purpose built block.

Note

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

Accommodation**Eighteenth Floor**

Reception Room
Three Bedrooms
Kitchen
Bathroom
W/C



LOT 89

**77 Windleshaw Road, Dentons Green, St. Helens,
Merseyside WA10 6TD**

*Guide Price
£45,000+

A Vacant Three Bedroom Mid Terrace House. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)

Tenure

Long Leasehold. The property is held on a 999 year lease from 1st July 1890 (thus approximately **864 years unexpired**).

Location

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

Exterior

The property benefits from both front and rear gardens.

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
Conservatory
Bathroom

First Floor

Three Bedrooms



LOT 90

**The Garden Cottage, 32 Madeley Road, Ealing,
London W5 2LH**

*Guide Price
£900,000+

A Two Bedroom Detached House Subject to an Assured Shorthold Tenancy Producing £45,600 Per Annum. Potential for Extension to Create an Additional Bedroom (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Description

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

Planning

The following planning application has been submitted to Ealing Council (ref: PP-14123606) on 23rd June 2025: 'Erection of a first floor extension to a detached dwelling to create an additional bedroom.' A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

Location

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

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a private gated walkway and front garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £3,800 per calendar month.

EPC Rating B



LOT 90A

**10 Maison Dieu Place, Dover,
Kent CT16 1DX***Guide Price
£120,000+**A Vacant Four Bedroom Mid Terrace House****Tenure**
Freehold**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Pencester Gardens Park are within easy reach. Transport links are provided by Kearsney rail station.**Description**
The property comprises a four bedroom mid terrace house arranged over ground and two upper floors. The property requires a program of refurbishment.**EPC Rating G****Accommodation**
Ground Floor
Reception Room
Kitchen/Diner
Utility Room
WC**First Floor**
Two Bedrooms**Second Floor**
Two Bedrooms
Storage Room**Exterior**
The property benefits from a rear garden.

LOT 91

**58 Pilots Way, Hull,
North Humberside HU9 1PS***Guide Price
£115,000+**A Vacant Four Bedroom Detached House With Coastal Views****Tenure**
Freehold**Location**
The property is situated on a residential road overlooking the picturesque Humber Estuary. The open spaces of Victoria Park are within easy reach. Transport links are provided by Hull rail station.**Description**
The property comprises a four bedroom detached house arranged over ground and first floors. The property requires a program of refurbishment.**Accommodation**
Ground Floor
Two Reception Rooms
Kitchen/Utility Room
Conservatory
Separate WC**First Floor**
Four Bedrooms (One with an En Suite)
Bathroom**Exterior**
The property benefits from a private balcony, both front and rear gardens, an integral garage and off street parking.

LOT 92

6 Week Completion Available
20 Mansefield Close, Desborough, Kettering,
Northamptonshire NN14 2RA

*Guide Price
£80,000+

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 Desborough Pocket Park are within easy reach. Transport links are provided by Kettering rail station and the A6.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom
First Floor
Two Bedrooms
Exterior
The property benefits from a rear yard.
EPC Rating C



LOT 93

6-7 York Gardens, Hastings,
East Sussex TN34 1QW

*Guide Price
£120,000+

A Commercial Investment Trading as a Café Subject to a Lease
Producing £15,600 Per Annum.

Tenure
Freehold

Location
The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include McDonald's, Primark and Odeon Cinema. The open spaces of Hastings Beach are within easy reach. Transport links are provided by Hastings rail station.

Description
The property comprises a two storey end of terrace commercial unit operating as a Café arranged over ground and first floors.

EPC Rating C

Accommodation
Ground Floor
Kitchen
Dining Area
Store Room
First Floor
Dining Area
WC's
Exterior
The property benefits from an outdoor WC.
Tenancy
The property is subject to a lease expiring 1st February 2041 at a rent of £15,600 per annum.



LOT 94

**36 Park Street, Trowbridge,
Wiltshire BA14 0AU*****Guide Price
£100,000+****A Vacant Three Bedroom Mid Terrace House. Potential for Loft and Rear Extensions (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 Trowbridge Town Park are within easy reach. Transport links are provided by Trowbridge rail station.

Description

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

Exterior

The property benefits from both front and rear gardens.

Tenure

Freehold

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Second Floor

Loft (with a Velux Window)



LOT 95

**Flat 47 Nexus Court, Malvern Road, Kilburn,
London NW6 5AT*****Guide Price
£250,000+****A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,400 Per Annum****Location**

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

Description

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

EPC Rating C**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2007 (thus approximately **107 years unexpired**).

Accommodation**First Floor**

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Tenancy

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



LOT 95A

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

*Guide Price
£180,000+

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 96

By Order of a Housing Association 5 Dobsons Close, Rayleigh, Essex SS6 7NZ

*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 King George's Park are within easy reach. Transport links are provided by Rayleigh rail station.

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

Accommodation
Ground Floor
Three Bedrooms
Bathroom

First Floor
Reception Room
Kitchen
WC

Exterior
The property benefits from a rear garden.

EPC Rating C



LOT 97

**35 Crisp Road, Henley-on-Thames,
Oxfordshire RG9 2EN***Guide Price
£225,000+**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 98

**10 Eysham Court 69 Station Road, Barnet,
Hertfordshire EN5 1PS***Guide Price
£300,000+**A Vacant First Floor Two Bedroom Maisonette****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 2001 (thus approximately **100 years unexpired**).

Location

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

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

Exterior

The property benefits from a private rear garden.

EPC Rating D

LOT 99

Flat 24 Daver Court, Chelsea Manor Street, Chelsea,
London SW3 3TS

*Guide Price
£50,000+

A Well Located Vacant First Floor Flat

Tenure

Leasehold. The property is held on a 46 year lease from 16th December 1982 to 20th March 2028 (thus approximately **2 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 in the highly sought after area of Chelsea. It is situated on a road close to local shops and amenities. The open spaces of Ranleigh Gardens are within easy reach. Transport links are provided by Sloane Square underground station (Circle and District line).

EPC Rating C

Description

The property consists of a first floor flat with three rooms, located within a purpose-built block arranged over the ground floor and four upper storeys. It was originally configured as a studio flat, but has since been converted by the seller into a three-room layout without obtaining the required consents. Prospective buyers are advised to carry out their own due diligence and enquiries.

Accommodation

First Floor

Three Rooms
Kitchen
Bathroom

Note

Please note, the seller has converted the property into a three room flat without obtaining the necessary consents. Buyers are deemed to rely on their own enquiries.



LOT 100

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

*Guide Price
£60,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Three Rooms

First Floor

Three Bedrooms

Note

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

EPC Rating G



LOT 100A | Flat 10 Lightbox, 63 Earl Street, Sheffield, South Yorkshire S1 4WG

*Guide Price
£50,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £11,600 Per Annum Net (Reflecting a Gross Initial Yield of 23%)

Tenure

Leasehold. The property is held on a 800 year lease from 25th March 1834 (thus approximately **608 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Pounds Park are within easy reach. Transport links are provided by the A61 and A57.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £11,600 per annum. The management company covers the cost of management and service charges.

EPC Rating C



LOT 101 | Land Adjacent to Car Park, 13 Clay Hill Road, Basildon, Essex SS16 5DA

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 2.51 Acres (10,159 sq m/ 109,353 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 2.51 Acres (10,159 sq m/ 109,353 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 102

14 Routh Court, Feltham, Middlesex TW14 8SJ

*Guide Price
£110,000+

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.

Description

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

Tenure

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

Accommodation

First Floor
Reception Room/Kitchen
Two Bedrooms
Bathroom

EPC Rating C



LOT 102A

3 New Street, Troon, Camborne, Cornwall TR14 9EW

*Guide Price
£80,000+

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 Treslothan Road Park are within easy reach. Transport links are provided by Camborne 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
Separate WC

Exterior

The property benefits from both front and rear gardens and a garage with off street parking to the side.

EPC Rating E



LOT 103

**Keyse House, Acton Lane, Sudbury,
Suffolk CO10 1QN***Guide Price
£180,000+**A Two Storey Detached Building Arranged to Provide a Former Health Centre Let Producing £15,000 Per Annum. 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 Belle Vue Park are within easy reach. Transport links are provided by Sudbury rail station.

Description

The property comprises a two storey detached building arranged to provide a former health centre.

Exterior

The property benefits from a car park.

Tenancy

The property is subject to a lease at a rent of £15,000 per annum rising to £24,000 in 2026 for an extended five year period, please refer to legal pack.



LOT 104

**110 Cobden Street, Luton,
Bedfordshire LU2 0NG***Guide Price
£150,000+**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 105 | Lahori Gate, 5 Manchester Road, Bradford, West Yorkshire BD5 0QZ

*Guide Price
£450,000+

A Detached Restaurant Fully Let Producing £52,000 Per Annum

Tenure
Freehold

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

Description
The property comprises a detached building arranged over the ground floors situated on a plot of land measuring approximately 2,329 sq m (25,069 sq ft). The property has been recently refurbished.

Accommodation
Ground Floor
Restaurant Area
Ladies and Gents WC

Tenancy
The property is subject to a lease for a term of 15 years at a rent of £52,000 per annum, please refer to legal pack for further details.

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

EPC Rating C



LOT 105A | Flat 7 Bryan House, 61-69 Standishgate, Wigan, Lancashire WN1 1AF

*Guide Price
£95,000+

A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £8,700 Per Annum

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

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

Tenancy
The property is subject to an Assured Shorthold Tenancy at a rent of £725 per calendar month.

Tenure
Leasehold. The property is held on a 250 year lease from 30th June 2023 (thus approximately **247 years unexpired**).

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

EPC Rating C



LOT 106

Flat 2, 77 Sunderland Road, Lewisham,
London SE23 2PS*Guide Price
£300,000+**A Vacant Ground and First Floor Three Bedroom Split-Level Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 2006 (thus approximately **107 years unexpired**).

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 rail station.

Description

The property comprises a ground and first floor three bedroom split-level flat situated within a detached building arranged over ground and two upper floors.

Accommodation**Ground Floor**

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

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from direct access to communal gardens and communal off street parking.

EPC Rating C

LOT 107

20 Bartlow End, Basildon,
Essex SS13 1PQ*Guide Price
£130,000+**A Vacant Three Bedroom Mid Terrace House. Offered With Planning Permission for a Six Metre Rear Extension****Tenure**

Freehold

Description

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

Planning

Basildon Borough Council granted the following planning permission (ref: 25/01050/PDPA) on 16th September 2025 : 'Notification for a proposed larger home extension projecting 5.00 metres from the rear wall of the original dwelling with a maximum height of 3.0 metres and an eaves height of 3.00 metres, materials to match existing dwelling'.

EPC Rating C**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 Pitsea rail station.

Accommodation**Ground Floor**

Reception Room
Kitchen/Diner
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 108 | 6 Wheatlands Road, Tooting, London SW17 8BB

*Guide Price
£570,000+

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'. (subject to freeholders consent)

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Four Bedrooms
Bathroom
G.I.A Approximately 960 sq ft

EPC Rating D



LOT 109 | By Order of the LPA Receivers Flat 9 14 Shirley Street, Canning Town, London E16 1HU

*Guide Price
£430,000+

A Fourth Floor Three Bedroom Flat Subject to a Lease Producing £36,600 Per Annum

Tenure

Long Leasehold. The property is held on a 999 year lease from 1st January 2020 (thus approximately **993 years unexpired**).

Location

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

Tenancy

The property is subject to a lease for a term of 5 years commencing from February 2022 at a rent of £3,050 per calendar month. Rent reviews annually.

EPC Rating C

Description

The property comprises a fourth floor three bedroom flat situated within a purpose built block arranged over ground and four upper floors. The property benefits from a lift.

Accommodation

Fourth Floor
Open Plan Reception Room/Kitchen
Three Bedrooms (Two with En Suites)
Bathroom

Exterior

The property benefits from a private balcony and large terrace.



LOT 110

By Order of the LPA Receivers

**Flat 2 14 Shirley Street, Canning Town,
London E16 1HU***Guide Price
£430,000+**A First Floor Three Bedroom Flat Subject to a Lease Producing
£33,600 Per Annum****Tenure**

Long Leasehold. The property is held on a 999 year lease from 1st January 2020 (thus approximately **993 years unexpired**).

Location

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

Tenancy

The property is subject to a lease for a term of 5 years commencing from April 2022 at a rent of £2,800 per calendar month. Rent reviews annually.

EPC Rating B**Description**

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

Accommodation**First Floor**

Open Plan Reception Room/Kitchen
Three Bedrooms (One with an En Suite)
Bathroom

Exterior

The property benefits from a private terrace.



LOT 110A

**34 Clyffe Pypard, Swindon,
Wiltshire SN4 7PY***Guide Price
£125,000+**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 Barbury Castle Country Park are within easy reach. Transport links are provided by Swindon rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating E

LOT 111

**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 112

**Flat 18 Penryn Manor, Skinner Street, Gillingham,
Kent ME7 1LE**

*Guide Price
£70,000+

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 Hilly Fields Community Park are within easy reach. Transport links are provided by Gillingham rail station.

Description

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

Tenure

Leasehold. The property is held on a 116 year lease from 20th May 1991 (thus approximately **81 years unexpired**).

Accommodation

Second Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 112A

1247A Christchurch Road, Bournemouth, Dorset BH7 6BP

*Guide Price
£125,000+

A Vacant Three Bedroom Detached Bungalow

Location

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

Description

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

EPC Rating D

Tenure

Freehold

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

First Floor

Mezzanine Bedroom

Exterior

The property benefits from off street parking.



LOT 113

9B New Street, Ashford, Kent TN24 8TN

*Guide Price
£65,000+

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

Tenure

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

Location

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

Description

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

EPC Rating D

Accommodation

Second Floor

Reception Room with Open-Plan
Kitchen
Bedroom
Bathroom

Tenancy

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



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LOT 114 | 34 Spring Street, Paddington, London W2 1JA

*Guide Price
£500,000+

A Well Located Commercial Investment Trading as a 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).	Description The property comprises a lower ground and ground floor commercial unit operating as a restaurant (Class E) situated within a terraced building arranged over lower ground, ground and five upper floors.
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.	Accommodation Lower Ground and Ground Floor Restaurant Area
EPC Rating B	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 115

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

***Guide Price
£650,000+**



A Vacant Twenty Seven Bedroom Detached Former Care Home with a Two Bedroom Annex. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The property comprises a twenty seven bedroom detached care home arranged over ground and two upper floors.

EPC Rating B

Accommodation

Ground Floor

Four Reception Rooms
Two Kitchens
Seven Bedrooms (Four with En-Suite)
Utility Room
Office
Storage Room
Spa Room
Bathroom
Two WCs

Exterior

The property benefits from communal gardens and off street parking.

First Floor

Reception Room
Sixteen Bedrooms (Thirteen with En-Suite)
Two Storage Rooms
Bathroom
WC

Second Floor

Four Bedrooms (Two with En-Suite)
Room
WC

Annex

Reception Room
Kitchen
Two Bedrooms
Bathroom

LOT 116

459 Greenford Road, Greenford, Middlesex UB6 8RQ

*Guide Price
£200,000+

A First Floor Three Bedroom Maisonette Subject to an Assured Shorthold Tenancy Producing £18,000 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,500 per calendar month. Rising to £1,650 per calendar month on 1st November 2025.

EPC Rating E

Tenure

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

Accommodation

First Floor

Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 116A

Flat 3, 1 Nevill Terrace, Tunbridge Wells, Kent TN2 5QY

*Guide Price
£80,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 189 year lease from 16th July 1892 (thus approximately **145 years unexpired**).

Location

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

EPC Rating D

Description

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

Accommodation

Second Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom
Separate WC



LOT 117

**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 118

**31 Thirlmere Gardens, Northwood,
Middlesex HA6 2RX*****Guide Price
£240,000+****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

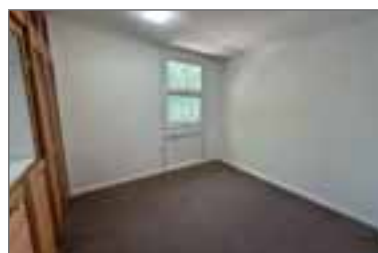
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom
Separate WC

Exterior

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

EPC Rating C

LOT 119

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

*Guide Price
£60,000+

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 120

60 Acton Lane, Harlesden, London NW10 8TU

*Guide Price
£475,000-£575,000

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 Roundwood Park are within easy reach. Transport links are provided by Harlesden underground station (Bakerloo line) and overground station.

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Dining Room
Kitchen
Bathroom

First Floor

Two Bedrooms
Bathroom
Kitchen

Second Floor

Loft Space

Exterior

The property benefits from a rear garden.



Next auction: 12th & 13th November 2025

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LOT **121**

**27 Bakewell Road, Hazel Grove, Stockport,
Cheshire SK7 6JT**

*Guide Price
£195,000+

A Vacant Three Bedroom Semi Detached House. Potential for a Loft and Rear Extensions (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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



LOT 122

Maes Y Bryn, 119 Penycae Road, Port Talbot,
West Glamorgan SA13 2EG

*Guide Price
£380,000+



A Vacant Twenty Bedroom Detached Former Care Home. Potential for Conversion or Redevelopment (Subject to Obtaining all Relevant Consents)

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Stepping stones Nature Reserve are within easy reach. Transport links are provided by Port Talbot Parkway rail station.

Description
The property comprises a twenty bedroom detached care home arranged over ground and two upper floors. The property benefits from a lift.

EPC Rating C

Accommodation
Ground Floor
Three Reception Rooms
Kitchen
Four Bedrooms (One with En-Suite)
Office
Utility Room
Storage Rooms
WC's
First Floor
Fifteen Bedrooms (Five with En-Suite)
Bathroom
WC's
Storage Rooms

Second Floor
Bedroom (with En-Suite)
Office
Storage Room
Tenure
Freehold
Exterior
The property benefits from both front and rear communal gardens and off street parking.

LOT 123

25 King Street, Margate,
Kent CT9 1DD*Guide Price
£325,000+

A Vacant Eight Bedroom Grade II Listed Semi-Detached (Ex-HMO) Offered With Planning Permission for Conversion into 3 x One Bedroom Flats

Tenure

Freehold

Location

The property is situated in the desirable Old Town close to local shops and amenities. The open spaces of Dane Park and Margate Beach are within easy reach. Transport links are provided by Margate rail station.

Description

The property comprises a Grade II Listed eight bedroom semi-detached previously used as HMO arranged over lower ground, ground and two upper floors.

EPC Rating G

Accommodation

Lower Ground Floor

Basement

Ground Floor

Four Letting Rooms with Kitchenettes

First Floor

Two Letting Rooms with Kitchenettes
Two Bathrooms
Two Separate WCs
Laundry Room

Second Floor

Two Letting Rooms with Kitchenettes

Exterior

The property benefits from a rear yard

Tenancy

The Property was previously used as HMO producing approximately £30,000 per annum when fully let.

Planning

Thanet District Council granted the following planning permission (ref: F/TH/24/1461) on 6th August 2025:
'Change of Use of 8 bed HMO building to 1 x 2 bed flat and 1 x 1 bed flat'

Note

The vendor advises that there may be potential to convert the property back to its original state as a large family home (subject to obtaining all consents).

LOT 124

30 Cefn Road, Bonymaen, Swansea, West Glamorgan SA1 7HH

*Guide Price
£60,000+

A Two Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £11,400 Per Annum

Location

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

Description

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

Tenancy

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

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Utility Room
Bathroom

First Floor

Two Bedrooms (One with En-Suite)

Exterior

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

EPC Rating E



LOT 125

Six Week Completion Available 23 Shirley Hills Road, Croydon, Surrey CR0 5HQ

*Guide Price
£1,200,000+

A Vacant Five Bedroom Detached House in Need of Modernisation

Tenure

Freehold

Location

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

Description

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

EPC Rating C

Accommodation

Ground Floor

Two Reception Rooms
Kitchen/Diner
Utility Room
Sauna Room
Gym
Swimming Pool
Two WC's

First Floor

Five Bedrooms
Two Bathrooms

Exterior

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



LOT 126

**Flat 23 Springfield Court, Forsythia Close, Ilford,
Essex IG1 2BN*****Guide Price
£130,000+****A Vacant Second Floor Two Bedroom Flat****Tenure**

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

Location

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

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and allocated parking.

EPC Rating C

LOT 127

**35 Princesses Parade, Waterside, Crayford, Dartford,
Kent DA1 4JD*****Guide Price
£95,000+****A Second and Third Floor Four Bedroom Split Level Maisonette
Let Producing £25,701 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 let to Lewisham Council for a term of 3 years at a rent of £25,701 per annum.

Note

Please note, photos were taken prior to tenants moving in.

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

EPC Rating C

LOT 128

24 Grange Hill, Chatham, Kent ME5 7AH

*Guide Price
£90,000+

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

Description

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

EPC Rating D

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Loft Room

Exterior

The property benefits from a rear garden.



LOT 129

7 Wordsworth Road, Thatcham, Berkshire RG18 3FP

*Guide Price
£210,000+

A Vacant Five Room Mid Terrace House

Tenure
Freehold

Description

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

Location

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 130

Flat A, 67 Arundel Road, Littlehampton,
West Sussex BN17 7DE*Guide Price
£60,000+**A Vacant Ground Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 5th August 1982 (thus approximately **56 years unexpired**).

Location

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating E

LOT 131

Dukes Head Inn, Armathwaite, Carlisle,
Cumbria CA4 9PB*Guide Price
£295,000+**A Vacant Mid Terrace Inn Arranged to Provide Six Letting Rooms and a One Bedroom Flat****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 Armathwaite rail station.

Description

The property comprises a mid terrace inn arranged to provide six letting rooms and a one bedroom flat all over ground and first floors.

Accommodation

Ground Floor
Lounge
Restaurant
Bar

First Floor

Six Letting Rooms
One Bedroom Flat

Exterior

The property benefits from a car park.

Note

The vendor has advised that the six letting rooms produce £800 per night (at full occupancy).



LOT 132

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 133

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 134

Flat 2, 42 Frimley Road, Camberley,
Surrey GU15 3BD*Guide Price
£50,000+**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 135

Six Week Completion Available (or earlier if required)
57 Embassy Court, Kings Road, Brighton,
East Sussex BN1 2PX*Guide Price
£130,000+**A Vacant Fifth Floor One Bedroom Flat with Sea Views****Location**

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

Description

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

EPC Rating D**Tenure**

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

Accommodation

Fifth Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony with sea views.



LOT 136

6 Hulne Terrace, Newcastle upon Tyne, Tyne and Wear NE15 8SN

*Guide Price
£25,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 11th December 1984 (thus approximately **958 years unexpired**).

Location

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

EPC Rating D

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



LOT 137

34 Church Road, Benfleet, Essex SS7 4BP

*Guide Price
£220,000+

A Vacant Five Room Mid Terrace House. Potential for a Loft Conversion (Subject to Obtaining all Relevant Consents)

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Tarpots Recreation Ground are within easy reach. Transport links are provided by Pitsea 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. There may be potential to convert the property into an HMO (subject to obtaining all relevant consents)

Tenure

Freehold

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating C



Next auction: 12th & 13th November 2025

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LOT **138**

**27 Gunville Crescent, Bournemouth,
Dorset BH9 3PZ**

*Guide Price
£60,000+

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

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 1980 (thus approximately **953 years unexpired**).

Accommodation Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

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



LOT 139 | 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 140 | 3 Dukes Court 516 Lordship Lane, Southwark, London SE22 8GA

*Guide Price
£230,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 11th October 2002 (thus approximately **76 years unexpired**).

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

EPC Rating C

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

Accommodation
First Floor
Reception Rooms
Kitchen
Two Bedrooms
Bathroom



LOT 141

**Flat 4 Hughenden Court, Mount Pleasant Road, Hastings,
East Sussex TN34 3ST**

*Guide Price
£25,000+

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

Description

The property comprises a ground floor two 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 20th November 1972 (thus approximately **46 years unexpired**).

Accommodation

Ground Floor
Open Plan Kitchen/Reception Room
Two Bedroom
Bathroom

EPC Rating E



LOT 142

**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.

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

Exterior

The property benefits from a private rear garden.



LOT 143

By Order of the Executors

**Flat 31 Maidstone House, Carmen Street, Poplar,
London E14 6AU**

*Guide Price
£220,000+

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

Tenure

Leasehold. The property is held on a 125 year lease from 13th October 2003 (thus approximately **103 years unexpired**).

Location

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

Description

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

Tenancy

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

Accommodation

Seventh Floor
Reception room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private balcony.

EPC Rating C

Joint Auctioneers



LOT 144

**148A Ewell Road, Surbiton,
Surrey KT6 6HE**

*Guide Price
£180,000+

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 145

638D Green Lanes, Hornsey, London N8 0SD

*Guide Price
£95,000+

A Vacant Ground Floor Unit

Location

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

Description

The property comprises a ground floor unit situated within an end of terrace building.

Note

Buyers should rely on their own enquiries with regards to the current usage of the property.

EPC Rating C

Tenure

Leasehold. The property is held on a 999 year lease from 16th March 2022 (thus approximately **996 years unexpired**).

Accommodation

Ground Floor

Room
Kitchen
Bathroom

Exterior

The property benefits from a private garden.



LOT 146

29 Boulogne Road, Croydon, Surrey CR0 2QT

*Guide Price
£240,000+

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 Whitehorse Road Recreation Ground are within easy reach. Transport links are provided by West Croydon overground and rail stations.

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

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 147

16A Crescent Road, Bognor Regis,
West Sussex P021 1QG

*Guide Price
£25,000-£50,000

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1986 (thus approximately **59 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 148

16B Crescent Road, Bognor Regis,
West Sussex P021 1QG

*Guide Price
£25,000-£50,000

A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £8,220 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1986 (thus approximately **59 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £685 per calendar month.



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

*Guide Price
£115,000-£130,000

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 151

Sandly Court, 39 Queens Road, Southport,
Merseyside PR9 9EX

*Guide Price
£400,000+



A Vacant Twenty Three Bedroom Semi Detached Former Care Home. Potential for Conversion or Redevelopment (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The property comprises a twenty three bedroom semi detached care home arranged over lower ground, ground and two upper floors.

EPC Rating C

Accommodation

Lower Ground Floor

Four Bedrooms (Two with En-Suite)
Office
Bathroom

Ground Floor

Two Reception Rooms
Kitchen
Four Bedrooms (One with En-Suite)
Office
Two WC's

First Floor

Reception Room
Eight Bedrooms (Four with En-Suites)
Two Bathrooms

Second Floor

Seven Bedrooms (One with En-Suite)
Bathroom
WC
Store Room

Exterior

The property benefits from communal gardens and off street parking.

LOT 152

Flat 64 Jessop Court, 2 Brindley Place, Uxbridge,
Middlesex UB8 2FA

*Guide Price
£130,000+

A Second Floor One Bedroom Flat Offered with Vacant Possession

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

Accommodation

Second Floor

Open Plan Kitchen / Reception Room
Bedroom
Bathroom

Exterior

The property benefits from an allocated parking space.

Note

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

EPC Rating B



LOT 153

Pinecroft, St Georges Road, Weybridge,
Surrey KT13 0EN

*Guide Price
£65,000+

A Freehold Ground Rent Investment Secured Upon a Purpose Built Block Arranged to Provide Twelve Flats Producing a Combined Ground Rent of £6,775 Per Annum

Tenure

Freehold

Description

The property comprises a purpose built block arranged to provide twelve flats over ground and three upper floors.

Location

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

Address	Lease Term	Annual Ground Rent
Flat 1	999 year lease from 25th March 1973	£575
Flat 2	999 year lease from 25th March 1973	£625
Flat 3	999 year lease from 25th March 1973	£575
Flat 4	999 year lease from 25th March 1973	£625
Flat 5	999 year lease from 25th March 1973	£500
Flat 6	999 year lease from 25th March 1973	£625
Flat 7	999 year lease from 25th March 1973	£600
Flat 8	999 year lease from 25th March 1973	£550
Flat 9	999 year lease from 25th March 1973	£600
Flat 10	145 year lease from 30th July 2014	£500
Flat 11	145 year lease from 30th July 2014	£500
Flat 12	145 year lease from 30th July 2014	£500

Current Rent Reserved £6,775 Per Annum



LOT 154 | 157 Moffat Road, Thornton Heath, Surrey CR7 8PZ

*Guide Price
£90,000+

A Vacant Lower Ground Floor Three Room Flat

Location

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

Description

The property comprises a ground floor three room flat situated within an end of terrace building arranged over lower ground, raised ground and first floors.

EPC Rating C

Tenure

Leasehold. The property is held on a 99 year lease from 31st July 1981 (thus approximately **55 years unexpired**).

Accommodation

Ground Floor
Kitchen
Three rooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 155 | 74A Edgware Way, Edgware, Middlesex HA8 8JS

*Guide Price
£150,000+

A Vacant First and Second Floor Three Bedroom Split Level Flat Potential to Convert into an HMO (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 Edgwarebury Park are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Mill Hill Broadway rail station.

Description

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

Note

Buyers are advised that the property had previously been converted into 2 flats and that the freeholders issued legal proceedings against the owner for breaching the lease. The property has since been converted back into a single flat. Please refer to the legal pack for further information.

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1982 (thus approximately **56 years unexpired**).

Accommodation

First Floor
Two Reception Rooms
Kitchen
Bathroom

Second Floor
Three Bedrooms
Bathroom

EPC Rating C



LOT 156

Land at The Old Dairy, Stoke Lane, Patchway, Bristol, Avon BS34 6DU

*Guide Price
£20,000+

A Plot of Land Measuring Approximately 494 sq m (5,315 sq ft), Offered With Planning Permission to Erect a Two Bedroom Residential Dwelling.

Tenure

Freehold

Location

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

Planning

South Gloucestershire Borough Council granted the following planning permission (ref: P23/01742/F) on 25th August 2023 : 'Erection of two storey extension to form 1no. residential dwelling with access and associated works (Resubmission of permission P19/16541/F)'.

Description

The lot comprises a plot of land measuring approximately 494 sq m (5,315 sq ft).

Note

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



LOT 157

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.

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.

EPC Rating D



LOT 158

257A Queens Road, Wimbledon, London SW19 8NY

*Guide Price
£215,000+

A Vacant End of Terrace Commercial Building. Offered With Planning Permission to Change to Residential Use

Location

The property is situated in the popular South West London area of Wimbledon close to local shops and amenities. The open spaces of South Park Gardens are within easy reach. Transport links are provided by Wimbledon underground (District Line) & rail station and Haydons Road rail station.

Planning

Merton Borough Council granted the following planning permission (ref: 24/P0639) on 24th June 2024 : 'Change of use from B8 (Warehouse) to C3 (Residential), and extensions to'.

Tenure

Freehold

Description

The property comprises a part single storey, part two storey retail warehouse unit.

Accommodation

Ground Floor

Workshop

WC

First Floor

Office

Total GIA: 48 sq m / 520 sq ft

Exterior

The property benefits from side and front access.



EPC Rating E



LOT 159

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

*Guide Price
£200,000+

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.

EPC Rating D

Accommodation

Ground Floor

Reception Room

Kitchen

First Floor

Bedroom

Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a small rear yard.



LOT 160 | 18 Hurrell Road, Hastings, East Sussex TN34 3PN

*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 Hastings Beach are within easy reach. Transport links are provided by Ore rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 161 | Flat 21 Fairmile House, 30 Twickenham Road, Teddington, Middlesex TW11 8BA

*Guide Price
£250,000+

A First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 24th June 1996 (thus approximately **970 years unexpired**). Annual Ground Rent £300. Council Tax Band - E

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Manor Road Recreation Ground are within easy reach. Transport links are provided by Fulwell 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 a private balcony and off street residents parking.

EPC Rating C

On the Instructions of



LOT 162

By Order of the LPA Receivers
**Land on the North Side of Westwood Road, Barnes,
London SW13 0LA**

*Guide Price
£45,000+

**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 163

**19 Green Pond Close, Walthamstow,
London E17 6EE**

*Guide Price
£150,000+

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

Flat 5, Walsingham House, 1331 High Road, Whetstone,
London N20 9HR*Guide Price
£270,000+**A Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 2017 (thus approximately **117 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brook Farm Open Space are within easy reach. Transport links are provided by Totteridge & Whetstone underground station (Northern line) and Oakleigh Park rail station.

EPC Rating E**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 with Open-Plan Kitchen
Bedroom
Bathroom

On the Instructions of

LOT 165

29 Elizabeth Kemp Court, Whitehall Road, Ramsgate,
Kent CT12 6BX*Guide Price
£75,000-£105,000**A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,200 Per Annum****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, and Westwood Cross shopping centre close by. Transport links are provided by Ramsgate 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.

EPC Rating C**Tenure**

Leasehold. The property is held on a 125 year lease from 30th October 2018 (thus approximately **118 years unexpired**).

Accommodation**Second Floor**

Reception Room with Open-Plan Kitchen
Bedroom
Storage Space
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £10,200 per annum.



LOT 166

Flat 5, 11 Outram Road, Croydon, Surrey CR0 6XG

*Guide Price
£175,000+

A First Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 14th January 2007 (thus approximately **106 years unexpired**).

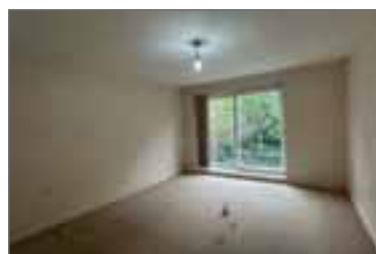
Accommodation

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

Exterior

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

On the Instructions of



LOT 167

Flat 3, 11 Outram Road, Croydon, Surrey CR0 6XG

*Guide Price
£160,000+

A First Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2006 (thus approximately **105 years unexpired**).

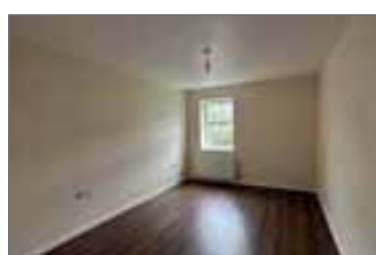
Accommodation

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

Exterior

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

On the Instructions of



LOT 168

**Building to the Rear of 114 Greyhound Lane, Lambeth,
London SW16 5RN*****Guide Price
£100,000+****A Vacant Two Room Mid Terrace Building****Tenure**

Freehold

Location

The property is situated in a private cul-de-sac along side residential mews houses and commercial mews buildings and close to local shops and amenities. The open spaces of Streatham Common are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) and Streatham rail station.

Description

The property comprises a two room mid terrace building arranged over ground and first floors. The property has been recently refurbished.

AccommodationGround Floor
Room**First Floor**

Room

Note

The rear garden and any building structures situated within the garden are not demised within title plan however the garden has been used for many years and the only access to the garden is via the property. Buyers must rely on their own enquiries.



LOT 169

**7 Landmark House 1 The Broadway, Loughton,
Essex IG10 2FA*****Guide Price
£230,000+****A First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 150 year lease from 1st January 2017 (thus approximately **141 years unexpired**).

Location

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

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 (One with En-Suite)
Bathroom**Exterior**

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

EPC Rating B**On the Instructions of**

**Auction
House
LONDON**



Lots 170 - 268

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LOT 170

By Order of the Executors
**81 Peacock Street, Gravesend,
 Kent DA12 1EG**

*Guide Price
£150,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
 Kitchen
 Utility Room
 Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 171

By Order of the Executors
**30 Hazel Road, Stockton-on-Tees,
 Cleveland TS19 0JP**

*Guide Price
£50,000+

A Vacant Two Bedroom Semi Detached House

Tenure

Freehold

Location

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

Reception Room
 Kitchen
 Utility Room
 Separate WC

First Floor

Two Bedrooms
 Bathroom

Exterior

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



LOT 172

By Order of the Executors
37 Conwy Drive, Liverpool,
Merseyside L6 5JP

*Guide Price
£75,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Long Leasehold. The property is held on a 999 year lease from 1st January 1977 (thus approximately 951 years unexpired).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Newsham Park & Garden are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

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



LOT 173

By Order of the Executors
62 Moor Lane, Martin, Lincoln,
Lincolnshire LN4 3RB

*Guide Price
£125,000+

A Vacant Three Bedroom Detached Bungalow

Tenure
Freehold

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

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



LOT **174****26 Clifton Grove, Leeds,
West Yorkshire LS9 6EW***Guide Price
£70,000+**A Vacant Three Bedroom End of Terrace House****Location**

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

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

Description

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

LOT **175****By Order of the Executors
Willow Trees, Bilsington, Ashford,
Kent TN25 7JY***Guide Price
£250,000+**A Vacant Three Bedroom Detached House Situated on a Plot of Land Measuring Approximately 0.10 Acres (0.04 hectares)****Tenure**

Freehold

Location

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Bathroom
Separate WC

First Floor

Three Bedrooms

Second Floor

Loft

Exterior

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

Description

The property comprises a three bedroom detached house arranged over ground and first floors situated on a plot on land measuring approximately 0.10 acres (0.04 hectares). The property requires a program of refurbishment.



LOT **175A**

By Order of the Executors

**Cotlands Cottage, Horsham Road, Cowfold, Horsham,
West Sussex RH13 8AH**

*Guide Price
£475,000+

**A Vacant Four Bedroom Detached House Situated on a Plot of
Land Measuring Approximately 0.21 Acres (0.09 Hectares).**

Tenure

Freehold

Location

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

Description

The property comprises a four bedroom detached house arranged over ground and first floors. The property is situated on a plot on land measuring approximately 0.21 acres (0.09 hectares) and requires a program of refurbishment.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Study
Separate WC

First Floor

Four Bedrooms (One with a En Suite)
Bathroom

Exterior

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



LOT **176**

By Order of the Executors

**28 Stream Terrace, Stockport,
Cheshire SK1 4AS**

*Guide Price
£115,000+

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 Vernon Park are within easy reach. Transport links are provided by Stockport 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.

Tenure

Long Leasehold. The property is held on a 999 year lease from 11th May 1898 (thus approximately **872 years unexpired**).

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom



LOT **177**

By Order of the Executors
**9 Fallowfield Close, Hove,
 East Sussex BN3 7NP**

*Guide Price
£390,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
 Kitchen

First Floor

Three Bedrooms
 Bathroom
 Separate WC

Exterior

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

EPC Rating G

LOT **178**

By Order of the Executors
**4 The Glade, Bognor Regis,
 West Sussex P021 4SD**

*Guide Price
£250,000+

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

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
 Kitchen
 Bedroom
 Bathroom
 Separate WC

First Floor

Two Bedrooms

Exterior

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

EPC Rating F



LOT **179**

By Order of the Executors
**3 Courtlands Close, Goring-by-Sea, Worthing,
West Sussex BN12 4BT**

*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 Goring-by-Sea Beach are within easy reach. Transport links are provided by Durrington-on-Sea rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Conservatory
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating E



LOT **180**

By Order of the Executors
**29 Radyr Road, Cardiff,
South Glamorgan CF14 2FU**

*Guide Price
£190,000+

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 181

By Order of the Executors
**5 West Street, Todmorden,
 Lancashire OL14 5HY**

*Guide Price
£70,000+

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.

EPC Rating D



LOT 182

By Order of the Executors
**35 Graveleythorpe Road, Leeds,
 West Yorkshire LS15 7EF**

*Guide Price
£160,000+

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 Temple Newsam Park are within easy reach. Transport links are provided by Cross Gates rail station.

Description

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

Accommodation

Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom
 Separate WC

Exterior

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



LOT 183 | **By Order of the Executors**
30 Burnthwaite Road, Liverpool,
Merseyside L14 1QA

*Guide Price
£120,000+

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 Court Hey Park are within easy reach. Transport links are provided by Broad Green 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.

Exterior

The property benefits from both front and rear gardens.

Tenure

Long Leasehold. The property is held on a 999 year lease from 26th March 1969 (thus approximately **943 years unexpired**).

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC



LOT 183A | **53 Rose Hill, St. Blazey, Par,**
Cornwall PL24 2LQ

*Guide Price
£85,000+

A Vacant Three Bedroom End of Terrace House

Location

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

Description

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

Note

The garage at the rear of the property is not included in the sale. Buyers are to rely on their own enquiries.

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Utility Room
Bathroom

First Floor

Three Bedrooms (One with En-Suite)

Exterior

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

EPC Rating D



LOT 183B

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

*Guide Price
£180,000+

An End of Terrace Building Arranged to Provide a Restaurant Let at £40,000 Per Annum

Tenure
Freehold

Location

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

Description

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

Tenancy

The property is subject to a 20 year lease from 17th October 2011 at a rent of £40,000 per annum. Rent reviews every 4 years.

Accommodation
Basement
Storage Area

Ground Floor
Restaurant Area

First Floor
Restaurant Area

Total GIA Approximately 243 sqm / 2,615 sq ft

Note

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

On the Instructions of



LOT 184

Part of Land Abutting Polgover Way, Par,
Cornwall PL24 2LP

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.06 Acres / 269 sq m / 2,895 sq ft

Tenure
Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.06 Acres / 269 sq m / 2,895 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 185

Plot 1, Part of Land Abutting Botany Road, Margate, Kent CT9 3EP

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.07 Acres / 316 sq m / 3,400 sq ft

Tenure
Freehold

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

Description
The land comprises a plot of land measuring approximately 0.07 Acres / 316 sq m / 3,400 sq ft.

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



LOT 186

Plot 1, Part of Land Abutting Swans Reach, Falmouth, Cornwall TR11 5GH

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.47 Acres / 1,902 sq m / 20,743 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.47 Acres / 1,902 sq m / 20,743 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

Part of Land on the North Side of Phernyssick Road, St. Austell, Cornwall PL25 3UY***Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.08 Acres / 331 sq m / 3,560 sq ft****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Sandy Hill Park And Play Area are within easy reach. Transport links are provided by St Austell rail station.

Description

The lot comprises a plot of land measuring approximately 0.08 Acres / 331 sq m / 3,560 sq ft.

Note

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



LOT 188

Land on the East Side of Tregolls Road, Truro, Cornwall TR1 1YS***Guide Price
£1,000+****Land and Roadways Measuring Approximately 1.64 Acres / 6,636 sq m / 71,429 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises land and roadways measuring approximately 1.64 Acres / 6,636 sq m / 71,429 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

Plot 2, Part of Land Abutting Trenoweth Road, Falmouth, Cornwall TR11 5GH

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.01 Acres / 439 sq m / 4,730 sq ft

Tenure
Freehold

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

Description
The land comprises a plot of land measuring approximately 0.01 Acres / 439 sq m / 4,730 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 Abutting Tregolls Road, Truro, Cornwall TR1 1AW

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.09 Acres / 390 sq m / 4,200 sq ft

Tenure
Freehold

Location
The land 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 Truro rail station.

Description
The lot comprises a plot of land measuring approximately 0.09 Acres / 390 sq m / 4,200 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

**Plot 2, Part of Land Abutting Lamberhurst Way, Margate,
Kent CT9 3EP*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.07 Acres / 292 sq m / 3,140 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.07 Acres / 292 sq m / 3,140 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

**Land at Tone Vale, Taunton,
Somerset TA4 1QN*****Guide Price
£1,000+****Land and Roadways Measuring Approximately 2.46 Acres / 9,955 sq m / 107,155 sq ft****Tenure**

Freehold

Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of North Villas Playground are within easy reach. Transport links are provided by Taunton rail station.

Description

The lot comprises land and roadways measuring approximately 2.46 Acres / 9,955 sq m / 107,155 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

Plot 1, Part of Land Abutting Chatsworth Avenue, Gloucester, Gloucestershire GL4 0SF

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.42 Acres / 1,699 sq m / 18,288 sq ft

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 0.42 Acres / 1,699 sq m / 18,288 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

Plot 2, Part of Land Abutting Vincent Avenue, Gloucester, Gloucestershire GL4 0SF

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.1 Acres / 444 sq m / 4,780 sq ft

Tenure
Freehold

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

Description
The land comprises a plot of land measuring approximately 0.1 Acres / 444 sq m / 4,780 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

**Part of Land Abutting Henley Road, Cheltenham,
Gloucestershire GL51 0NA*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.32 Acres / 1,295 sq m
/ 13,939 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.32 Acres / 1,295 sq m / 13,939 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 196

**Part of Land Abutting Dewfalls Drive, Bristol,
Avon BS32 9BT*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.09 Acres / 376 sq m /
4,050 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.09 Acres / 376 sq m / 4,050 sq ft.

Note

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



LOT 197

Land on the North East Side of Watling View, and North Side Of Holyrood Crescent, St. Albans, Hertfordshire AL1 2RB

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 0.59 Acres / 2,388 sq m / 25,704 sq ft

Tenure

Freehold

Location

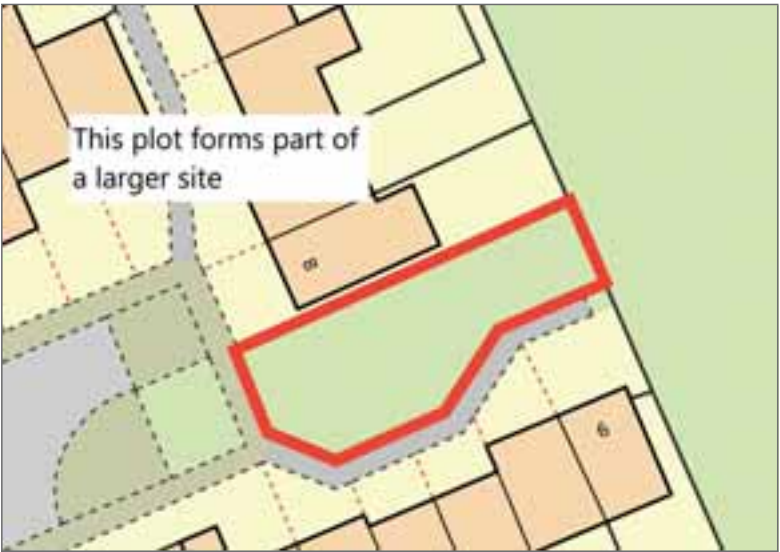
The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Clarence Park are within easy reach. Transport links are provided by St Albans Abbey rail station.

Description

The lot comprises land and roadways measuring approximately 0.59 Acres / 2,388 sq m / 25,704 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 198

Land Adjacent to 30 Yeldham Lock, Chelmsford, Essex CM2 6RP

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 0.06 Acres / 277 sq m (2,981 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.06 Acres / 277 sq m (2,981 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 199

**Land at Barlows Reach, Chelmsford,
Essex CM2 6SN***Guide Price
£10,000+**A Plot of Land Measuring Approximately 0.13 Acres / 532 sq m
(5,724 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.13 Acres / 532 sq m (5,724 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 200

**Land at Southall Road, Dawley, Telford,
Shropshire TF4 3NA***Guide Price
£10,000+**A Plot of Land Measuring Approximately 305 sq m (3,282 sq ft)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Telford Town Park are within easy reach. Transport links are provided by the M54 to the north.

Description

The lot comprises a plot of land measuring approximately 305 sq m (3,282 sq ft).

Joint Auctioneers**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.

**HAMMERED**

LOT 201 | Land Adjacent to 21 Petrebrook, Chelmsford, Essex CM2 6QJ

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 0.17 Acres / 709 sq m (7,637 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.17 Acres / 709 sq m (7,637 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 202 | Land Adjacent to 35 Sheppard Drive, Chelmsford, Essex CM2 6QE

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 0.07 Acres / 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 Coronation Park are within easy reach. Transport links are provided by Beaulieu Park rail station.

Description

The lot comprises a plot of land measuring approximately 0.07 Acres / 284 sq m (3,056 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. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 203

**Land Adjacent to 5 Woolston Road, Netley Abbey,
Southampton, Hampshire SO31 5FR*****Guide Price
£10,000+****A Plot of Land Measuring Approximately 0.22 Acres / 894 sq m
(9,626 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 0.22 Acres / 894 sq m (9,626 sq ft).

Note

Plans have been drawn up for the erection of a dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Netley Recreational Ground are within easy reach. Transport links are provided by Netley 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 204

**25 Princes Street, Cleator,
Cumbria CA23 3EN*****Guide Price
£20,000-£40,000****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Description

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

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

Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Attic Room

Exterior

The property benefits from a rear yard



LOT 204A | 35B Grove Hill Road, Camberwell, London SE5 8DF

*Guide Price
£275,000+

A First Floor Two Bedroom Flat Offered with Vacant Possession

Location

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

Description

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

Tenure

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

EPC Rating C



LOT 204B | 35C Grove Hill Road, Camberwell, London SE5 8DF

*Guide Price
£200,000+

A Second Floor Studio Flat Offered with Vacant Possession

Location

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

Description

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

Tenure

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

Accommodation

Second Floor
Studio Room
Kitchen
Bathroom

EPC Rating D



LOT 205 | Land at Peacock Gardens, South Croydon, Surrey CR2 8TE

*Guide Price
£75,000+

A Substantial Plot of Land Measuring Approximately 3.17 Acres / 12,736 sq m (137,089 sq ft).

Location

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

Tenure

Freehold

Description

The lot comprises a substantial plot of land measuring approximately 3.17 Acres / 12,736 sq m (137,089 sq ft). Plans have been drawn up for the erection multiple houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available in the legal pack. 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 205A | 10 Troughton Crescent, Blackpool, Lancashire FY4 4BB

*Guide Price
£75,000+

A Two Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £8,700 Per Annum

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room
Kitchen
Utility Room

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £725 per calendar month.



LOT 206

Land at 1 Tallents Crescent Harpenden, Hertfordshire AL5 5BP

*Guide Price
£30,000+

A Plot of Land Measuring Approximately 130 sq m (1,400 sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 130 sq m (1,400 sq ft). Plans have been drawn up for the erection of a three bedroom dwelling. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Porters Hill Park are within easy reach. Transport links are provided by Harpenden 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 206A

102 Braemar Avenue, Neasden, London NW10 0DP

*Guide Price
£169,000+

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 **62 years unexpired**).

Accommodation
Ground Floor
Open Plan Reception/Kitchen
Two Bedrooms
Bathroom

EPC Rating C

On the Instructions of



LOT 206B | 28C The Broadway, Mill Hill, London NW7 3LL

*Guide Price
£260,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 187 year lease from 7th March 1988 (thus approximately **149 years unexpired**).

Location

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

EPC Rating C

Description

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

Accommodation

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

Exterior

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



LOT 207 | Land at Regency Close, Hampton, Middlesex TW12 3EW

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 273 sq m (2,937 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 273 sq m (2,937 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 207A | First Floor Flat 353 Lillie Road, Fulham, London SW6 7LL

*Guide Price
£260,000+

A Well Located First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £24,600 Per Annum

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, District and Piccadilly line) and West Brompton overground station.

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 1st December 2014 (thus approximately **114 years unexpired**).

Accommodation

First Floor

Open Plan Reception Room/Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 19th August 2025 at a rent of £2,050 per calendar month.



LOT 207B | Second Floor Flat 353 Lillie Road, Fulham, London SW6 7LL

*Guide Price
£225,000+

A Well Located Second Floor One Bedroom Flat Offered with Vacant Possession

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Normand Park are within easy reach. Transport links are provided by Barons Court underground station (Circle, District and Piccadilly line) and West Brompton overground station.

Description

The property comprises a second floor one 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 1st December 2014 (thus approximately **114 years unexpired**).

Accommodation

Second Floor

Open Plan Reception Room/Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 208 | Land at Crispin Street, Aylesbury, Buckinghamshire HP18 0HW

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 1,833 sq m (19,730 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 1,833 sq m (19,730 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 208A | 11 Cross Street, Skegness, Lincolnshire PE25 3RH

*Guide Price
£40,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £7,500 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 D

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 for a term of 6 months commencing 18th October 2023 at a rent of £625 per calendar month.



LOT 209

*Guide Price
£25,000+

Freehold

Location

The garages are situated on a residential road close to local shops and amenities. The open spaces of Legends Park FC are within easy reach. Transport links are provided by Gunnislake rail station.

Description

The lot comprises eight single storey lock up garages.



LOT 209A

*Guide Price
£110,000+

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

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 13th November 2024 at a rent of £1,050 per calendar month.

Description

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

Accommodation

First and Second Floor
Two Bedroom Flat (Not Inspected)

Note

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

EPC Rating E



LOT 209B

First and Second Floor Flat, 154 Crockhamwell Road, Woodley, Wokingham RG5 3JH

*Guide Price
£110,000+

A First and Second Floor Two Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £12,600 Per Annum

Tenure

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

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 19th May at a rent of £1,050 per calendar month.

Description

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

Accommodation

First and Second Floor
Two Bedroom Flat (Not Inspected)

Note

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

EPC Rating D



LOT 210

Flat 1 Convent Court, Hatch Lane, Windsor, Berkshire SL4 3QR

*Guide Price
£250,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2005 (thus approximately **104 years unexpired**).

Location

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

Description

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

Accommodation

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

G.I.A Approximately 1000 sq ft

Exterior

The property benefits from a gated car park.

EPC Rating C



LOT 210A | 4 Lodden Close, Bicester, Oxfordshire OX26 2AZ

*Guide Price
£125,000+

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 Garth Park are within easy reach. Transport links are provided by Bicester Village rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 1st October 1984 (thus approximately **84 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 211 | 8 Templar Street, Dover, Kent CT17 0BW

*Guide Price
£345,000+

A Seven Bedroom Mid Terrace HMO Part Let Producing £39,600 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a seven bedroom mid terrace HMO arranged over lower ground, raised ground and two upper floors.

Tenancy

The property is currently subject to six individual tenancies at a rent of £39,600 per annum.

EPC Rating C

Accommodation

Lower Ground Floor
Kitchen
Bedroom
Utility Room
WC

Raised Ground Floor

Two Bedrooms
Bathroom

First Floor

Two Bedrooms
Bathroom

Second Floor

Two Bedrooms

Note

The seller has advised the property buyers are advised to read the "Notice to Prospective Buyers" as well as the relevant legal pack, general and special conditions of sale and addendum.



LOT 211A | 13 Queen Elizabeth Way, Telford, Shropshire TF3 2JN

*Guide Price
£85,000-£95,000

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £8,580 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £715 per calendar month.

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

Note

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

EPC Rating D



LATE ENTRY



LOT 212 | Flat 7, 1 Pittville Lawn, Cheltenham, Gloucestershire GL52 2BE

*Guide Price
£60,000-£80,000

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 212A

Flat 4B Arlington House, All Saints Avenue, Margate, Kent CT9 1XP

*Guide Price
£45,000+

A Vacant Fourth Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating E

Tenure

Leasehold. The property is held on a 114 year lease from 25th July 1979 (thus approximately **50 years unexpired**).

Accommodation

Fourth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from residents parking.



LOT 213

1 Heol Ynysawdre, Sarn, Bridgend, Mid Glamorgan CF32 9PD

*Guide Price
£95,000+

A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £6,600 Per Annum (Rising to £7,800 in October 2025)

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.

EPC Rating D

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 213A | 33 Palmer Road, Sandbach, Cheshire CW11 4EY

*Guide Price
£125,000+

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Utility Room
WC

First Floor
Three Bedrooms
Bathroom

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

EPC Rating C



LOT 214 | 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 214A

5 Week Completion Available
5 Rover Avenue, Jaywick,
Essex C015 2LP

*Guide Price
£45,000+

A Vacant One Bedroom Detached Bungalow Situated on a Plot of Land Measuring Approximately 212 sq m (2,287 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The property comprises a one bedroom detached bungalow arranged over the ground floor situated on a plot of land measuring approximately 212 sq m (2,287 sq ft).

EPC Rating E

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom with En-Suite Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 215

21 Woodale Avenue, Bradford,
West Yorkshire BD9 6JQ

*Guide Price
£165,000+

A Detached Mixed Use Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Two Bedroom Flat Part Let Producing a Combined £9,000 Per Annum. Potential for Development (Subject to Obtaining all Relevant Consents). Potential for a Loft Conversion (Subject to Obtaining all Relevant Consents)

Location

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

Description

The property comprises a detached mixed building arranged to provide a ground floor retail unit and a first floor two bedroom flat.

Tenancy

The first floor flat is subject to an Assured Shorthold Tenancy producing £9,000 per annum.

Tenure

Freehold

Accommodation

Ground Floor

Retail Area
WC

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Second Floor

Loft Room

EPC Rating

Retail - D
Flat - G



LOT 215A

Flat 8, 1 Cedar Gardens, Sutton, Surrey SM2 5EQ

*Guide Price
£140,000+

A Vacant Third Floor Two Bedroom Flat with a Garage

Tenure

Leasehold. The property is held on a 150 year lease from 1st April 1996 (thus approximately **120 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 Sutton 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 a garage.

EPC Rating D



LOT 216

Flat 1, 48 Dover Road, Folkestone, Kent CT20 1LD

*Guide Price
£40,000+

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 216A | 20 Wellowgate, Grimsby, South Humberside DN32 0RA

*Guide Price
£25,000+

A Vacant Mixed Use Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and a Three Bedroom Maisonette on the Upper Floors.

Tenure

Freehold

Location

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

Description

The property comprises a mixed use mid terrace building arranged to provide a ground floor retail unit and a three bedroom maisonette on the upper floors. The property requires a program of refurbishment.

Accommodation

Ground Floor

Retail Unit
Kitchen

First Floor

Reception Room
Bedroom

Second Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from an outbuilding.



LOT 217 | 40 Murray Street, Hartlepool, Cleveland TS26 8PH

*Guide Price
£30,000+

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 217A | St. Lukes Court 2 Whyteleafe Hill, Whyteleafe, Surrey CR3 0FJ

*Guide Price
£75,000-£95,000

A Existing Development with Planning Permission for the Creation of a Second Floor Two Bedroom Flat (Works Have Commenced)

Tenure

Leasehold. The property is held on a 999 year lease from 2020 (thus approximately **994 years unexpired**).

Location

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

Description

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

Proposed Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Planning

Tandridge Borough Council granted the following planning permission (ref: 2024/688) on 3rd February 2025: 'Erection of single 2 bed flat at second floor level. (self build/custom build)'. Works have commenced.



LOT 218 | Land South of Stoke Valley Road, Exeter, Devon EX4 5HG

*Guide Price
£10,000+

Land and Roadways Measuring Approximately 2,479 sq m (26,687 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 2,479 sq m (26,687 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 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).

The plot is currently used as parking for the adjacent block of flats and any future development would need to incorporate underground parking to provide parking spaces for the adjacent block. Please refer to the legal pack for further information.

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 219

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

*Guide Price
£10,000-£20,000

A Plot of Land Measuring Approximately 101 sq m (1,087 sq ft)

Tenure

Freehold

Location

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

Note

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

Description

A rectangular shaped parcel of land measuring approximately 100 sq m (1,087 sq ft). Plans have been drawn up for the erection of a two bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 219A | 26 Mapleton Road, Hartlepool, Cleveland TS24 8NP

*Guide Price
£23,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by the A19.

Description

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

Note

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.



LOT 220 | Land at 19-20 Sir Charles Irving Close, Cheltenham, Gloucestershire GL50 2DS

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 601 sq m (6,469 sq ft)

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 601 sq m (6,469 sq ft). Plans have been drawn up for the erection of 4 x two bedroom houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site. We understand there is a tree preservation order on the site, please refer to the legal pack for further information.

Location

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

Note

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

We have been advised that there is a TPO on the site. Please refer to the legal pack for further information.



LOT 220A

0.47 Acres of Land at Downe Road, Keston, Greater London BR2 6AD

*Guide Price
£16,000+

A Plot of Land Measuring Approximately 0.47 Acres / 1,902 sq m (20,473 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.47 Acres / 1,902 sq m (20,473 sq ft).

Note

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



LOT 221

Land Adjacent to 84 Potters Way, Poole, Dorset BH14 8QQ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 500 sq m (5,350 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 500 sq m (5,350 sq ft).

Note

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



LOT 222

Land Opposite Garage at 53 Fotherby Court, Maidenhead, Berkshire SL6 1SU***Guide Price
£1,000+****A Plot of Land Measuring Approximately 67 sq m (716 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 67 sq m (716 sq ft).

Note

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



LOT 223

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).

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.

**Further Information**

The land opposite the site has a pending planning application for 50 houses and a care home of up to 72 bedrooms.

LOT 224 | Land at Willow Wood Road, Meopham, Gravesend, Kent DA13 0QT

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 0.41 Acres

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Culvertstone Green playing fields are within easy reach. Transport links are provided by the M20 to the south.

Description

A parcel of land measuring approximately 0.41 acres / 1,659 sq m / 17,859 sq ft.

Note

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



LOT 225 | 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 226

**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).

The land is subject to an overage agreement. Please refer to the legal pack for further information.

Note

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



LOT 227

**Land to the Rear of 1 Cheviot Way, Ashford,
Kent TN24 8RF*****Guide Price
£5,000+****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 228

Flat 8 24 Beaconsfield Street, Hartlepool, Cleveland TS24 0NX

*Guide Price
£20,000+

A Lower Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £6,000 Per Annum

Location

The property is situated on the sea front at the Headland area of Hartlepool, close to local shops and amenities. Transport links are provided by Hartlepool rail station.

Description

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

Exterior

The property benefits from outdoor communal areas.

EPC Rating F

Tenure

Leasehold. The property is held on a 125 year lease from 1st December 2005 (thus approximately **105 years unexpired**).

Accommodation

Lower Ground Floor

Open Plan Reception Room/Kitchen
Bedroom
Bathroom

Tenancy

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



LOT 229

25 Study Lodgings, 18 College Street Village, Prebend Street, Leicester, Leicestershire LE2 0LA

*Guide Price
£10,000-£20,000

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 230

Flat 2 Chandos Parade, Buckingham Road, Edgware, Middlesex HA8 6DX

*Guide Price
£200,000+

A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,400 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 2010 (thus approximately 111 years unexpired).

Location

The property is situated in the North West London area of Edgware close to local shops and amenities. The open spaces of Chandos Recreation Ground are within close proximity. Transport links are provided by Cannons Park underground station (Jubilee line) only 0.4 miles away.

Description

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

Note

An employee of Auction House London has an interest in this property.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

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

Tenancy

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

EPC Rating C



LOT 231

Land at Langney Rise, Eastbourne, East Sussex BN23 7NL

*Guide Price
£9,000+

A Plot of Land Measuring Approximately 192 sq m (2,066 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 192 sq m (2,066 sq ft).

Note

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



LOT 232

Flat A9-D Leighton Hall, Leighton Street, Preston,
Lancashire PR1 8RH

*Guide Price
£5,000-£15,000

A Fourth Floor Student Accommodation Studio Flat Subject to an Assured Shorthold Tenancy Producing £4,141.65 Per Annum

Location

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

Description

The property comprises a fourth floor studio flat situated within a purpose built building arranged over ground and four upper floors in UCLAN's Adelphi roundabout student village.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of ££4,141.65 per annum.

Tenure

Leasehold. The property is held on a 140 year lease from October 2015 (thus approximately 130 years unexpired).

Accommodation

Fourth Floor
Studio Room
Shower Room

Exterior

The property benefits from access to communal facilities including kitchen, various breakout areas and a games room.



LOT 233

12 Swan Street, Sileby, Loughborough,
Leicestershire LE12 7NW

*Guide Price
£120,000-£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 Hobley Lake are within easy reach. Transport links are provided by Sileby rail station.

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT **233A****Flat 26 Rowallan Court, Cumberland Place, Lewisham,
London SE6 1LB**

*Guide Price

£70,000-£90,000**A Vacant Second Floor One Bedroom Flat****Location**

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

Tenure

Leasehold. The property is held on a 99 year lease from 1st September 1991 (thus approximately **64 years unexpired**).

Accommodation**Second Floor**

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

EPC Rating ELOT **234****Land off Northampton Road, Cosgrove, Milton Keynes,
Buckinghamshire MK19 7BB**

*Guide Price

£35,000+**A Plot of Land Measuring Approximately 4,047 sq m (43,562 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 4,047 sq m (43,562 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 235 | 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 236 | 37 Duffryn Road, Maesteg, Mid Glamorgan CF34 0SH

*Guide Price
£65,000+

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

Description

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

EPC Rating D

Accommodation

Lower Ground Floor
Reception Room

Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 237

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 237A

Land at 10-13 Swallow Close, Bushey, Hertfordshire WD23 1AU***Guide Price
Withdrawn****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 238 | 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 239 | Land at Lindsey Gardens, Hopton Fields, Market Harborough, Leicestershire LE16 9LB

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 257 sq m (2,763 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 257 sq m (2,763 sq ft).

Note

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



LOT 240

Plot 4, Land at Shakespeare Drive & Wear Road, Bicester, Oxfordshire OX26 2FE

*Guide Price
£2,000+

A Plot of Land Measuring Approximately 117 sq m (1,259 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 117 sq m (1,259 sq ft).

Note

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



LOT 241

Garage at The Grove, Twyford, Reading, Berkshire RG10 9DT

*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 Springfield Park are within easy reach. Transport links are provided by Twyford underground (Elizabeth line) and rail stations.

Description

The property comprises a single storey lock up garage.



LOT 241A | Garage 41 at Green Close, Stone, Staffordshire ST15 0JG

*Guide Price
£4,000+

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 242 | Telephone Kiosk at, Whitechapel Road, Whitechapel, London E1 1BJ

*Guide Price
£5,000-£10,000

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

Location

The kiosk is situated on the well located and popular Whitechapel Road with millions of passers by each year. The open spaces of Stepney Green Park are within easy reach. Transport links are provided by the busy Whitechapel underground (Elizabeth and Circle lines) and overground rail stations.

Description

The property comprises a Grade II Listed telephone kiosk.



LOT 243

Land on the East Side of Ongar Hill, Addlestone, Surrey KT15 1JG***Guide Price
£1,000+****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 244

Land and Roadways at Kennedy Close, Petts Wood, Orpington, Kent BR5 1HP***Guide Price
£1,000+****A Plot of Land and Roadways Measuring Approximately 1,896 sq m (20,408 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land and roadways measuring approximately 1,896 sq m (20,408 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 245

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

*Guide Price
Sold Prior

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 246

55 Manor Waye, Uxbridge,
Middlesex UB8 2BE

*Guide Price
Sold Prior

A Vacant Three Bedroom Semi Detached House. Potential for Extension and Potential for Development at the Rear (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 Dowding Park are within easy reach. Transport links are provided by Uxbridge underground station (Metropolitan line) and West Drayton 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
Exterior
The property benefits from a large rear garden and off street parking.



LOT 247

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

*Guide Price
Sold Prior

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 248

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

*Guide Price
Sold Prior

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 249

13 Winnington Street, Northwich, Cheshire CW8 1AQ

*Guide Price
Sold Prior

A Vacant Derelict Three Storey Mid Terrace Building

Tenure
Freehold

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

Description
The property comprises a derelict mid terrace building arranged over ground and two upper floors.

Accommodation
Ground Floor
Not Inspected

First Floor
Not Inspected

Second Floor
Not Inspected

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



LOT 250

59B Lausanne Road, Hornsey, London N8 0HJ

*Guide Price
Sold Prior

A Vacant First Floor Two Bedroom Flat

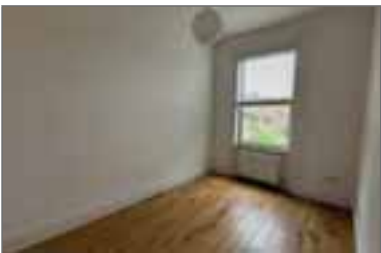
Tenure
Share of Freehold. The property is held on a 999 year lease from 25th December 1984 (thus approximately 959 years unexpired).

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 251

6 Week Completion Available

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

*Guide Price

Sold Prior**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

LOT 252

**197 Plumstead High Street, Plumstead,
London SE18 1HE**

*Guide Price

Sold Prior**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 253 | 17 & 19 Nelson Road, Twickenham, Richmond upon Thames TW2 7AR

*Guide Price

Sold Prior

A Pair of Mid Terrace Buildings Arranged to Provide Two Ground Floor Shops with Flats Above

Tenure

Freehold

Location

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

Description

The property comprises a pair of mid terrace buildings arranged to provide two ground floor shops with flats above.

Accommodation

Ground Floor

Two Retail Units

First Floor

Two Flats



LOT 254 | 12 Winnington Street, Northwich, Cheshire CW8 1AQ

*Guide Price

Sold Prior

A Vacant Derelict Three Storey End of Terrace Building

Tenure

Freehold

Location

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

Description

The property comprises a derelict end of terrace building arranged over ground and two upper floors.

Accommodation

Ground Floor

Not Inspected

First Floor

Not Inspected

Second Floor

Not Inspected

Note

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



LOT 255 | 32 Grimsby Grove, Beckton, London E16 2RJ

*Guide Price
Sold Prior

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



LOT 256 | 14 Winnington Street, Northwich, Cheshire CW8 1AQ

*Guide Price
Sold Prior

A Vacant Derelict Three Storey Mid Terrace Building

Tenure

Freehold

Location

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

Description

The property comprises a derelict mid terrace building arranged over ground and two upper floors.

Accommodation

Ground Floor

Not Inspected

First Floor

Not Inspected

Second Floor

Not Inspected

Note

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



LOT 257 | 71-75 Lord Street, Fleetwood, Lancashire FY7 6DS

*Guide Price

Sold Prior

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

Tenancy

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

Note

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

Tenure

Freehold

Location

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

EPC Rating B

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
71 - 75 Lord Street	Ground and First	GF - G.I.A Approx: 632 sq m FF - G.I.A Approx:1,036 sq m	Peacocks Stores Properties Limited	5 years commencing 18th October 2021	£40,000 PA	Tenant didn't exercise their break in 2024.

Current Rent Reserved £40,000 Per Annum



Description

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

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



LOT 258 | Flat 58 Geneva Court, 2 Rookery Way, Hendon, London NW9 6GB

*Guide Price

Sold Prior

A Third 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 third floor one bedroom flat situated within a purpose built block arranged over ground and five upper floors.

Accommodation

Third Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from underground parking and communal gardens.

EPC Rating C

On the Instructions of



LOT 259

14A Church Street, Berwick-upon-Tweed,
Northumberland TD15 1DY*Guide Price
Sold Prior**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and First Floor Ancillary Space****Tenure**

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Vodafone, Costa Coffee and Greggs. The open spaces of Berwick-upon-Tweed Beach are within easy reach. Transport links are provided by Berwick upon Tweed rail station.

Description

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

Accommodation

Ground Floor
Commercial Unit

First Floor
Ancillary Space



LOT 260

14 Church Street, Berwick-upon-Tweed,
Northumberland TD15 1DY*Guide Price
Sold Prior**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and First Floor Ancillary Space****Tenure**

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Vodafone, Costa Coffee and Greggs. The open spaces of Berwick-upon-Tweed Beach are within easy reach. Transport links are provided by Berwick upon Tweed rail station.

Description

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

Accommodation

Ground Floor
Commercial Unit

First Floor
Ancillary Space



LOT 261 | 7 Alexandra Place, South Norwood, London SE25 6JE

*Guide Price
Sold Prior

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

*Guide Price
Sold Prior

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 261 | 7 Alexandra Place, South Norwood, London SE25 6JE

*Guide Price
Sold Prior

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

*Guide Price
Sold Prior

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 263

14 Marston Road, Bristol, Avon BS4 2JW

*Guide Price
Sold Prior

A Vacant Six Bedroom Mid Terrace HMO

Tenure
Freehold

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

Description
The property comprises a six bedroom mid terrace HMO 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.



LOT 264

31 Jubilee Road, Knowle, Bristol, Avon BS4 2LR

*Guide Price
Sold Prior

A Vacant Six Bedroom Mid Terrace HMO

Tenure
Freehold

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

Description
The property comprises a six bedroom mid terrace HMO 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.



LOT 265

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

*Guide Price
Sold Prior

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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



Next auction: 12th & 13th November 2025

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email: info@auctionhouselondon.co.uk

auctionhouselondon.co.uk



LOT 266 | Land at Pallester Court, Wayside, Golders Green, London NW11 8QY

*Guide Price
Sold Prior



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 **267****Barnes House, Barnes Lane, Kings Langley,
Hertfordshire WD4 9LB*****Guide Price
Sold Prior**

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

Location

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

Description

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

Exterior

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

Accommodation

Lower Ground Floor

Cellar
Wine Cellar
Plant Room

Ground Floor

Boot Room
Three Reception Rooms
Kitchen/Diner
Pantry
Study
Bathroom

First Floor

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



Tenure

Freehold

Note

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

EBC Rating E

LOT 268 | 9 Spalding Road, Bourne, Lincolnshire PE10 9LE

*Guide Price

Sold Prior

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 269 | Former Smokers Arms, Albion Street, Grimsby, North East Lincolnshire DN32 7DX

*Guide Price

Sold Prior

A Former Public House Situated on a Plot of Land Measuring Approximately 728 sq m (7,836 sq ft). Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents).

Tenure

Leasehold. The property is held on a 115 year lease from 1st August 2013 (thus approximately 102 years unexpired).

Location

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

Description

The property comprises a detached former public house situated on a plot of land measuring approximately 728 sq m (7,836 sq ft).

Note

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



LOT 270

**Buildings at the Rear of, 192-194 Nuncargate Road,
Kirkby in Ashfield, Nottinghamshire NG17 9AG*****Guide Price
Sold Prior****A Freehold Stable and Garage. 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 Portland Park Country Park are within easy reach. Transport links are provided by Kirkby in Ashfield rail station.

Description

The property comprises a stable and garage site.

Note

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

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LONDON

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

INTRODUCTION

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the

A2

A2.1

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

OUR ROLE

As agents for each SELLER we have authority to

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

OUR decision on the conduct of the AUCTION is final.

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

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

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

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

BIDDING AND RESERVE PRICES

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

WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

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

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

THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

THE CONTRACT

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

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

YOU must before leaving the AUCTION

- (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

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	requires.		and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;		(a) of the BUYER'S VAT registration;
G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").		(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;		(b) that the BUYER has made a VAT OPTION; and
G9.4	The SELLER must		(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and	G15.5	(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 COMPLETION.
	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and		(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.		The BUYER confirms that after COMPLETION the BUYER intends to
G9.5	(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).				(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
G9.6	The BUYER must promptly				(b) collect the rents payable under the TENANCIES and charge VAT on them.
	(a) provide references and other relevant information; and	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:
	(b) comply with the landlord's lawful requirements.		G12		(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;
	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.	G12.1	MANAGEMENT This CONDITION G12 applies where the LOT is sold subject to TENANCIES.		(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
G10	INTEREST AND APPORTIONMENTS	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.		(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.
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.	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
G10.2	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.		(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;	G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:		(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and	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.
	(a) the BUYER is liable to pay interest; and		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
	(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	RENT DEPOSITS	G16.4	The SELLER and BUYER agree:
G10.4	Apportionments are to be calculated on the basis that:	G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective 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.		(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
	(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	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	(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
	(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	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.	G17.1	MAINTENANCE AGREEMENTS
	(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.	G13.4	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:	G17.2	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.
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.		(a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;		The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
G11	ARREARS		(b) give notice of assignment to the tenant; and	G18	LANDLORD AND TENANT ACT 1987
Part 1 – Current rent			(c) give such direct covenant to the tenant as may be required by the rent deposit deed.	G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987
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	VAT	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.
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.	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	SALE BY PRACTITIONER
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.	G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
Part 2 – BUYER to pay for ARREARS		G15	TRANSFER AS A GOING CONCERN	G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	G15.1	Where the SPECIAL CONDITIONS so state:	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.
G11.5	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.		(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	G19.4	The LOT is sold
G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.	G15.2	(b) this CONDITION G15 applies.		(a) in its condition at COMPLETION;
Part 3 – BUYER not to pay for ARREARS			The SELLER confirms that the SELLER:		(b) for such title as the SELLER may have; and
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	G19.5	(c) with no title guarantee;
	(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.		and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
	(b) give no details of any ARREARS.	G15.3	The BUYER confirms that		Where relevant:
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;		(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
	(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;	G19.6	(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
	(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	G20	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
	(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand	G15.4	(d) it is not buying the LOT as a nominee for another person.	G20.1	TUPE
			The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence	G20.2	If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
					If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
					(a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
					(b) The BUYER confirms that it will comply with its obligations

Common Auction Conditions (Edition 4)

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	under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.	G24	TENANCY RENEWALS	
	(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.	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 references to notices and proceedings are to notices and proceedings under that Act.	
	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRing Employees after COMPLETION.	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	ENVIRONMENTAL			
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	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.	
G21.2	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	G24.4	Following COMPLETION the BUYER must:	
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;	
G22	SERVICE CHARGE		(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	
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.	
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.	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.	
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:		WARRANTIES	
	(a) service charge expenditure attributable to each TENANCY;	G25	Available warranties are listed in the SPECIAL CONDITIONS.	
	(b) payments on account of service charge received from each tenant;	G25.1	Where a warranty is assignable the SELLER must:	
	(c) any amounts due from a tenant that have not been received;	G25.2	(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and	
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		(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.	
G22.4	In respect of each TENANCY, if the service charge account shows:	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:	
	(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		(a) hold the warranty on trust for the BUYER; and	
	(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;		(b) at the BUYER's cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.	
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	G26	NO ASSIGNMENT	
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.		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.	
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:	G27	REGISTRATION AT THE LAND REGISTRY	
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and	G27.1	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:	
	(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.		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;	
G23	RENT REVIEWS		(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	
G23.1	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.	G27.2	(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.	
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.		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:	
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.	G28	(a) apply for registration of the TRANSFER;	
G23.4	The SELLER must promptly:	G28.1	(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and	
	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and		(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.	
	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	G28.2	NOTICES AND OTHER COMMUNICATIONS	
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.		All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.	
G23.6	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.		A communication may be relied on if:	
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.		(a) delivered by hand; or	
G23.8	The SELLER and the BUYER are to bear their own costs in	G28.3	(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or	
			(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.	
		G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.	
		G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999	
			No one is intended to have any benefit under the CONTRACT	
			relation to rent review negotiations and proceedings.	
			relationship to the CONTRACTs (Rights of Third Parties) Act 1999.	
			EXTRA GENERAL CONDITIONS	
			Applicable for all lots where the Common Auction Conditions apply.	
			1 The Deposit	
			1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:	
			1.2 A5.5a. The Deposit:	
			(a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer	
			(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.	
			2 Buyer's Administration Charge	
			2.1 Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,500 (£1,250 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 12 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.	

Auction House London

2025 Auction Schedule

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

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