

An aerial photograph of London, featuring the River Thames and the Tower Bridge. The image is overlaid with a semi-transparent red shape in the top right corner containing the Auction House LONDON logo. Additionally, the entire image is decorated with numerous semi-transparent white snowflake patterns, suggesting a winter or Christmas theme.

**Auction
House**
LONDON

TWO DAY AUCTION
10th & 11th December 2025

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**

December 2025

Wednesday 10th December

Commencing at 9.30am

Thursday 11th December

Commencing at 10am

VIA LIVE STREAM
REGISTERED BIDDING ONLY

**Auction
House
LONDON**

Auction House London 2026 Auction Schedule

Wednesday 11th February & Thursday 12th February
Wednesday 18th March & Thursday 19th March
Wednesday 22nd April & Thursday 23rd April
Wednesday 27th May & Thursday 28th May
Wednesday 24th June & Thursday 25th June
Wednesday 29th July & Thursday 30th July
Wednesday 2nd September & Thursday 3rd September
Thursday 7th October & Friday 8th October
Wednesday 11th November & Thursday 12th November
Wednesday 9th December & Thursday 10th December

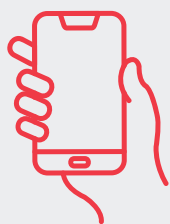
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Hampstead, London NW3 6AL
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**# extracting
every last BID**

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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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proof of Identification

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

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

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

Meet the Team

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



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Co-Founder & CEO



Andrew Binstock
Co-Founder & Auctioneer



Jordan Phillips
Associate Director



Jamie Weir
Associate Director & Auctioneer



Alice Chemla
Operations Director



Puja Rawal
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Zac Morrow
Compliance Manager & Auctioneer



Georgia Head
PA to Andrew Binstock & Head of Timed Auctions



Joe Labelda
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Noah Meranda
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Amy O'Grady
Compliance Administrator



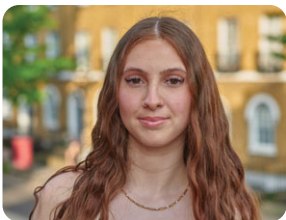
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OUR 2025 AUCTION SCHEDULE

Our figures for MARCH Lots Offered 222 Lots Sold 162 Total Raised £30M	Our figures for APRIL Lots Offered 225 Lots Sold 160 Total Raised £31M	Our figures for MAY Lots Offered 217 Lots Sold 152 Total Raised £34M
Our figures for JULY Lots Offered 216 Lots Sold 151 Total Raised £31M	Our figures for AUGUST Lots Offered 243 Lots Sold 164 Total Raised £29M	Our figures for SEPTEMBER Lots Offered 207 Lots Sold 145 Total Raised £27M
Our figures for OCTOBER Lots Offered 252 Lots Sold 170 Total Raised £32M	Our figures for NOVEMBER Lots Offered 238 Lots Sold 159 Total Raised £30M	

Our next Auction Dates

10th & 11th DECEMBER

Our total figures for 2025 are



2,697
Lots Offered



2,066
Lots Sold



£358.3 million
Total Raised



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Buying at Auction

**Auction
House
LONDON**

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

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

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

How do I watch the Auction live?

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





Lots 1 - 140

Next Page >>>

LOT 1

**78 Clifford Road, Wembley,
Middlesex HA0 1AE***Guide Price
£370,000+**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 One Tree Hill Recreation Ground are within easy reach. Transport links are provided by Alperton underground station (Piccadilly line).

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
Dining Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 2

**27 Scorton Avenue, Perivale, Greenford,
Middlesex UB6 8LA***Guide Price
£370,000+**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 Perivale Woods are within easy reach. Transport links are provided by Perivale underground station (Central line) and South Greenford 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
Dining Room
Kitchen
Shower Room

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 3

13 Kidbrooke Lane, Eltham,
London SE9 6TE

*Guide Price

£300,000+

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 Eltham Park South are within easy reach. Transport links are provided by Eltham 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 a rear garden.

EPC Rating C



LOT 4

6 Week Completion Available
45 Bath Road, Edmonton,
London N9 0JX

*Guide Price

£220,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Montagu Recreation Ground are within easy reach. Transport links are provided by Edmonton Green overground (Weaver line) and rail station.

Description

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

Accommodation

Ground Floor

Through Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating G



LOT 5

8 Week Completion Available

**32 Deptford High Street, Deptford,
London SE8 4AF**

*Guide Price

£300,000+

A Mid Terrace Building Arranged to Provide a Lower Ground and Ground Floor Commercial Unit with First Floor Ancillary Space and a Garage to the Rear Fully Let Producing £14,640 Per Annum. Offered With Planning Permission to Convert the First Floor into a Flat, and the Erection of a Three Storey House to the Rear. Additional Plans have been Drawn Up for the Erection of a Duplex Flat on the First and Second Floors and Two Flats at the Rear.

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide a lower ground and ground floor commercial unit with first floor ancillary and a garage to the rear.

EPC Rating B**Tenancy**

The property is subject to a lease expiring 3rd August 2026 at a rent of £14,460 per annum. The seller has advised the tenant has accepted a section 25 notice to vacate the property however the tenant would rather negotiate a new lease on a smaller area of the premises to allow the incoming buyer to develop.

Accommodation

Lower Ground and Ground Floors
Commercial Unit

First Floor

Ancillary Space

Planning

Lewisham Borough Council granted the following planning permission (ref: DC/25/139285) on 24th March 2025 : 'The conversion of the first floor and loft space of 32 Deptford High Street, SE8, including the insertion of two windows into the first floor front elevation and the construction of a window dormer at the rear roof slop, and the construction of a three storey building facing onto Reginald Square, to provide 2.no self-contained residential units, together with the provision of private external amenity space, refuse and bicycle storage, air source heat pumps, and all associated works and subject to a Unilateral Undertaking pursuant to S106 of the Town and Country Planning Act 1990 (as amended) dated 27 October 2025'.

LOT 6

13 Northborough Road, Streatham,
London SW16 4BD

*Guide Price
£310,000+

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 Norbury Park are within easy reach. Transport links are provided by Norbury 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 and repairs.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating G



LOT 7

Flat 33 Melcombe Regis Court, 59 Weymouth Street,
Marylebone, London W1G 8NT

*Guide Price
£100,000+

A Vacant Third Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Regent's Park are within easy reach. Transport links are provided by Baker Street underground station (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan lines) and Paddington rail station.

Description

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

Tenure

Leasehold. The property is held on a 65 year lease from 24th June 1968 (thus approximately **7 years unexpired**).

Accommodation

Third Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 8

**11D Crogsland Road, Chalk Farm,
London NW1 8AY**

*Guide Price
£250,000+

A Vacant First Floor One Bedroom Flat

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 Talacre Gardens are within easy reach. Transport links are provided by Chalk Farm underground station (Northern line) and Kentish Town overground station.

Note

The directors of Auction House London have an interest in this property.

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 9

6 Week Completion Available
**163 Cheston Avenue, Croydon,
Surrey CR0 8DF**

*Guide Price
£90,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1938 (thus approximately **11 years unexpired**).

Location

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

Description

The property comprises a ground floor two bedroom flat arranged over ground and first floors.

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 10

8 Week Completion Available
**Garage and Land Adjacent to 7 Tachbrook Road, Feltham,
Middlesex TW14 9PD**

*Guide Price
£100,000+

A Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 183 sq m (1,971 sq ft). Offered With Planning Permission for the Erection of a Three Storey, Five Room House.

Tenure

Freehold

Location

The land and garage are situated on a residential road close to local shops and amenities. The open spaces of Glebelands Playing Fields are within easy reach. Transport links are provided by Hatton Cross underground station (Piccadilly line) and Ashford rail station.

Planning

Hounslow Borough Council granted the following planning permission (ref: APP/F5540/W/24/3354271) on 26th March 2026 : 'The erection of a self-contained family dwelling at Land adjoining 7 Tachbrook Road, Feltham, Hounslow TW14 9PD in accordance with the terms of the application, Ref P/2024/1926, subject to the conditions in the attached schedule'.

Description

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 183 sq m (1,971 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.



Next auction: 11th February & 12th February

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for this auction.

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LOT **10A**

In the Same Family Ownership for over 35 Years
**75 Camden Mews, Camden,
 London NW1 9BY**

***Guide Price
 £925,000+**



A Well Located Four Room End Of Terrace House on a Corner Plot Measuring Approximately 170 sqm, Offering Potential for Re-Development (subject to obtaining the necessary consents).

Tenure

Freehold

Location

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

Description

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

Exterior

The property benefits from off street parking.

Accommodation

Ground Floor

Open Plan Reception/Kitchen Room
 Two Bedrooms
 Bathroom

First Floor

Bedroom
 Bathroom

LOT 11

6 Week Completion Available
**102 Pagitt Street, Chatham,
Kent ME4 6RD**

*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 Balfour Recreation Ground are within easy reach. Transport links are provided by Chatham rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 12

6 Week Completion Available
**15 Ellora Road, Streatham,
London SW16 6JG**

*Guide Price
£425,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Three Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 13

**67 Rural Vale, Northfleet, Gravesend,
Kent DA11 9JL*****Guide Price
£140,000+****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating E

LOT 14

**73 Edred Road, Dover,
Kent CT17 0BU*****Guide Price
£95,000+****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 Connaught Park are within easy reach. Transport links are provided by Dover Priory 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 yard.

EPC Rating D

LOT 15

8 Upper Park Road, Brightlingsea, Colchester,
Essex CO7 0JP

*Guide Price
£170,000+

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 Brightlingsea Beach are within easy reach. Transport links are provided by Alresford rail station and the A12.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Three Bedrooms
Utility Room
Bathroom

Exterior

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

EPC Rating D



LOT 16

8 Week Completion Available
77 St. Peters Road, Uxbridge,
Middlesex UB8 3SB

*Guide Price
£275,000+

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 Cowley Recreation Ground are within easy reach. Transport links are provided by West Drayton rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
WC

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from front and rear gardens.

EPC Rating B



LOT 17

**6 Kirkham Close, Ipswich,
Suffolk IP2 9BD***Guide Price
£150,000+**A Vacant Two Bedroom Detached Bungalow****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Send Recreation Ground are within easy reach. Transport links are provided by Woking 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 off street parking, a garage and a rear garden.



LOT 18

**25B Robin Court, Carew Road, Wallington,
Surrey SM6 8TH***Guide Price
£295,000+**A Vacant Five Room Semi Detached Building****Tenure**
Freehold**Location**

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

Description

The property comprises a five room semi detached building arranged over ground and first floors. The property requires a program of refurbishment and repairs.

Note

Buyers should rely on their own enquires with regards to the current use class of the property.

Accommodation
Ground Floor

Through Reception Room
Kitchen
WC

First Floor

Four Rooms
WC

Exterior

The property benefits from a rear garden.



LOT 19

8 Week Completion Available
30 Wyvern Road, Purley,
Surrey CR8 2NP

*Guide Price
£500,000+



A Six Bedroom Detached House Fully Let Producing £49,488 Per Annum. Offered With Planning Permission to Extend and Convert the Property into Two Houses. (9.9% Yield on the Guide Price).

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

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

Planning
Croydon Borough Council granted the following planning permission (ref: 24/03393/FUL) on 12th September 2025 :
' Erection of single storey rear extension and rear dormer loft extension to facilitate the conversion of the existing dwellinghouse into 2 self-contained homes, with sub-division of rear garden, associated landscaping and provision of car parking, cycle and refuse storage.

Tenure
Freehold

Tenancy
The property is subject to individual tenancies producing a combined rent of £4,124 per calendar month.

Accommodation
Ground Floor
Two Letting Rooms
Diner
Kitchen
WC

First Floor
Four Letting Rooms (One with En-Suite)
Bathroom
Separate WC

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

Proposed Accommodation
House 1
Ground Floor
Through Reception Room
Kitchen
Study Room
WC

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

House 2
Ground Floor
Through Reception Room
Kitchen
Study Room
WC

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

LOT 20

8 Week Completion Available Upon Request
**112 Offord Road, Islington,
 London N1 1PF**

***Guide Price
 £1,300,000+**



A Substantial Nine Room Mid-Terrace House currently arranged as 2 x Two Bedroom Flats. The Property Offers Potential for Re-Development, (Subject to Obtaining all Relevant Consents) Part Let on a Periodic Tenancy Producing £19,230 Per Annum

Location

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

Description

The property is a nine room mid-terrace townhouse arranged over lower ground, ground, and two upper floors. It is currently configured as two split-level, two-bedroom flats. The property requires a program of refurbishment.

EPC Rating Multiple

Flat 1 - E
 Flat 2 - F

Tenure

Freehold

Tenancy

Flat 1 (Ground & Lower Ground) is subject to a Periodic Tenancy at a rent of £1,610 per calendar month.

Exterior

The property benefits from a rear garden with an outbuilding as well as two balconies located on the ground and first floors.

Joint Auctioneers

HAMMERED

Accommodation

Flat 1

Lower Ground Floor

Two Bedrooms
 Bathroom
 Utility

Ground Floor

Reception Room
 Kitchen

Flat 2

First Floor

Reception Room
 Kitchen

Second Floor

Two/Three Bedrooms
 Shower Room

GIA Approximately: 162 sq m (1,740 sq ft)

101 20A | 13 Thrale Road, Streatham, London SW16 1NS

*Guide Price
£150,000+



A Vacant Mid Terrace Building Arranged to Provide a Lower Ground and Ground Floor Retail Unit (Former Nursery) with Planning Submitted to Convert the Rear into a One Bedroom Flat, and a Flat on the Upper Floors (Sold Off)

Planning

The following planning application has been submitted to Wandsworth Council (ref: 2025/3817) on the 23rd October 2025: 'Change of use of the rear part of the ground floor unit to provide a 1bed apartment whilst maintaining the main nursery use to the front of the site'. 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 property is situated on a mixed use road close to local shops and amenities. The open spaces of Streatham Common are within easy reach. Transport links are provided by Streatham rail station.

Description

The property comprises a mid terrace building arranged to provide a lower ground and ground floor retail unit and a flat on the upper floors (sold off).

Accommodation

Lower Ground and Ground Floor
Retail Unit

First and Second Floors

Flat - Not Inspected

G.I.A 138.00 sq m / 1,486 sq ft

Note

The flat on the upper floors has been sold off on a 125 year lease from 23rd December 2004 at a ground rent of £100 per annum.

LOT 21

**22 Kings Crescent, Edlington, Doncaster,
South Yorkshire DN12 1BD***Guide Price
£20,00+**A Vacant Three Bedroom End of Terrace House. Potential for
Rear and Loft 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 Warmsworth Park are within easy reach. Transport links are provided by Conisbrough rail station.

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 22

**57A Station Road, Harlesden,
London NW10 4UX***Guide Price
£130,000+**A Vacant Ground and First Floor One Bedroom Split Level
Maisonette****Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Bramshill Road Open Space are within easy reach. Transport links are provided by Willesden Junction underground (Bakerloo line) and overground (Lioness and Mildmay lines) station.

Description

The property comprises a ground and first floor one bedroom split level maisonette situated within a mixed use building arranged over ground and two upper floors.

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1985 (thus approximately **84 years unexpired**).

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Bedroom
Bathroom

EPC Rating D

LOT 22A

6 Week Completion Available
25 Stainton Road, Enfield,
Middlesex EN3 5JP

*Guide Price
£70,000+

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 Hoe Green Park are within easy reach. Transport links are provided by Turkey Street overground station and Brimsdown rail station.

Description

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

Tenure

Leasehold. The property is held on a 90 year lease from 23rd February 1948 (thus approximately **12 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 23

Building B, Terminal House, Station Approach,
Shepperton, Middlesex TW17 8AS

*Guide Price
£1,200,000+

A Substantial Office Building Offered With Planning Permission to be Converted into Seventeen Flats. Offered with Vacant Possession.

Tenure

Freehold

Location

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

Description

The property comprises a substantial office building arranged over ground and first floors.

Planning

Spelthorne District Council granted the following planning permission (ref: 25/00437/PAP) on 23rd May 2025 : 'change of use from commercial space (Class E) to residential 17 studio flats (Class C3)'.

EPC Rating C

Proposed Accommodation

Ground Floor
Eight Flats
G.I.A Approximately 489 sq m
(5,240 sq ft)

First Floor
Nine Flats
G.I.A Approximately 364 sq m
(3,917 sq ft)



LOT 24

**42 Runcie Road, Bowburn, Durham,
County Durham DH6 5EY*****Guide Price
£40,000+****A Vacant Two Bedroom Semi Detached House. Potential for Rear Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Leasehold. The property is held on a 99 year lease from 1st February 1993 (thus approximately **66 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bowburn Park are within easy reach. Transport links are provided by the A1.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

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



LOT 25

**50 Preston Road, Shepperton,
Middlesex TW17 0BG*****Guide Price
£285,000+****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 and repairs.

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 25A | 125 Wincobank Lane, Sheffield, South Yorkshire S4 8AB

*Guide Price
£110,000+

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 Wincobank Hill are within easy reach. Transport links are provided by Meadowhall rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner

First Floor
Four Bedrooms
Bathroom

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



LOT 26 | 37 Habgood Drive, Durham, County Durham DH1 2TN

*Guide Price
£45,000+

A Vacant Two Bedroom Semi Detached House. 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 Dragon Park are within easy reach. Transport links are provided by Durham rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

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



LOT 27

**Flat 405 The Vista Building, 30 Calderwood Street,
Woolwich, London SE18 6JG*****Guide Price
£100,000+****A Vacant Fourth Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 150 year lease from 1st January 2004 (thus approximately **128 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of St. Mary's Gardens are within easy reach. Transport links are provided by Woolwich underground station (Elizabeth line) and rail station.

EPC Rating C**Description**

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

Accommodation

Fourth Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 28

**22 Clarence Road, Leighton Buzzard,
Bedfordshire LU7 3EJ*****Guide Price
£175,000+****A Vacant Four Bedroom End of Terrace House. Potential for
Extension (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 and repairs. 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.

Location

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Four Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating E

LOT 28A | 16 Roedean Road, Worthing, West Sussex BN13 2BP

*Guide Price
£330,000+

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 Longcroft Park are within easy reach. Transport links are provided by Durrington-on-Sea rail station.

Description

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

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

Two Reception Rooms
Kitchen
Bedroom
Office
Bathroom

First Floor

Kitchen
Three Bedrooms
Bathroom

Exterior

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



LOT 29 | 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.



LOT 30

**6 Fant Lane, Maidstone,
Kent ME16 8NL***Guide Price
£250,000+**A Vacant Four Bedroom End of Terrace House Potential for Re-Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Accommodation**Ground Floor**

Reception Room
Kitchen
WC

First Floor

Four Bedrooms
Bathroom

Exterior

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

EPC Rating D**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 (not submitted) for the property to be converted into an eight bedroom HMO (Subject to obtaining all relevant consents.)

Note

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 30A

**The Cottage, Basbow Lane, Bishops Stortford,
Hertfordshire CM23 2NA***Guide Price
£180,000+**A Vacant Three Room End of Terrace House****Tenure**

Freehold

Location

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

Description

The property comprises a three room end of 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 31

Flat 5 Florin Court, 6-9 Charterhouse Square, Barbican, London EC1M 6ET

*Guide Price
£210,000+

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 arranged over ground and seven upper floors. The property requires a program of refurbishment and repairs.

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



LOT 32

3 Hertford Road, East Finchley, London N2 9BX

*Guide Price
£800,000+

A Freehold Mid Terrace Building Arranged to Provide 2 x Two Bedroom Flats Fully Let Producing £25,046 Per Annum. Potential to Convert into a Single Dwelling (Subject to Obtaining all Relevant Consents)

Location

The property is situated on a highly sought after residential county road close to local shops and amenities. The open spaces of Cherry Tree Wood are within easy reach. Transport links are provided by East Finchley underground station (Northern line) and Alexandra Palace rail station.

Tenancy

The ground floor flat is subject to a Regulated Tenancy commencing 1st January 1966 at a rent of £7,046 per annum.

The first floor flat is subject to an Assured Shorthold Tenancy at a rent of £18,000 per annum. Notice has been served on the tenant to vacate.

Description

The property comprises a mid terrace building arranged to provide two flats (2 x two bedroom).

Accommodation

Ground Floor (Not Inspected)
Reception Room
Kitchen
Two Bedrooms
Bathroom

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT **32A**

6 Week Completion Available
102 Braemar Avenue, Neasden,
London NW10 0DP

*Guide Price
£120,000+

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 Neasden Recreation Ground are within easy reach. Transport links are provided by Wembley Park underground station (Jubilee line) and Hendon rail station.

Description

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

Exterior

The property benefits from front and rear gardens.

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

LOT **33**

7 Ashbourne Lane, Chapel-en-le-Frith, High Peak,
Derbyshire SK23 0PA

*Guide Price
£105,000+

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

Tenure

Freehold

Location

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

Description

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

EPC Rating F

Accommodation

Ground Floor
 Reception Room
 Bedroom
 Kitchen

First Floor

Bedroom
 Bathroom

Exterior

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



LOT 34

47 Grove Road, Whimble, Exeter,
Devon EX5 2TP

*Guide Price
£135,000+

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

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 35

1 West Avenue, Murton, Seaham,
County Durham SR7 9RG

*Guide Price
£15,000+

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Storage Room
Kitchen

First Floor

Reception Room
Three Bedrooms
Bathroom

Second Floor

Loft

Exterior

The property benefits from a rear yard.



LOT 36

**Flat 69 Phipps House, White City Estate, Shepherd's Bush,
London W12 7QE*****Guide Price
£225,000+****A Vacant Second Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 1982 (thus approximately **81 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wormwood Scrubs Open Space are within easy reach. Transport links are provided by White City underground station (Central line) and Kensington Olympia rail station.

Description

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

Accommodation**Second Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Note

At the buyers request the seller will offer a 5 year lease producing £2,500PCM.



LOT 37

**40 Oxford Street, Rugby,
Warwickshire CV21 3NE*****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 Whinfield Park are within easy reach. Transport links are provided by Rugby rail station.

Description

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

Accommodation

Lower Ground Floor
Basement

Ground Floor

Two Reception Rooms
Kitchen (removed)
Utility Room

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 38

78 Commercial Street, Maesteg,
Mid Glamorgan CF34 9PX

*Guide Price
£20,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear garden.



LOT 39

3 Dumfries Court, Dumfries Street, Luton,
Bedfordshire LU1 5BG

*Guide Price
£80,000+

A Vacant First Floor Three Room Flat

Tenure
Leasehold. The property is held on a 125 year lease from 12th December 1989 (thus approximately 88 years unexpired).

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

EPC Rating C

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

Accommodation
First Floor
Three Rooms
Kitchen
Bathroom

Exterior
The property benefits from off street parking.



LOT 40

24-26 The Broadway, Newbury, Berkshire RG14 1AU

*Guide Price
£600,000+

A Substantial Grade II Listed Mixed Use Building Arranged to Provide Two Ground Floor Retail Units with First Floor Ancillary Space Let Producing £50,950 Per Annum and Two Flats (Both Sold Off) 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 Victoria Park are within easy reach. Transport links are provided by Newbury rail station.

Description

The property comprises a substantial Grade II Listed mixed use building arranged to provide two ground floor retail units with first floor ancillary space and two flats (both sold off) on the upper floors.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Unit 24 - Retail Unit and Ancillary Space	Ground and First	Restaurant and Ancillary Space	10 years from 14th November 2022	£39,000 Per Annum
Unit 26 - Retail Unit	Ground	Office/Retail Area	10 years from 11th May 2022	£11,950 Per Annum
Unit 26 - Flat 1	First	One Bedroom Flat (Not Inspected)	Sold Off on a Long Lease	N/A
Unit 26 - Flat 2	Second	One Bedroom Flat (Not Inspected)	Sold Off on a Long Lease	N/A

Current Rent Reserved £50,950 Per Annum



LOT 41

6 Berkeley Road, Shirley, Solihull, West Midlands B90 2HS

*Guide Price
£175,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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



LOT 42

Ground Floor Flat, 74 Aubert Park, Highbury, London N5 1TS

*Guide Price
£270,000+

A Vacant Ground Floor Studio Flat with Basement

Location

The property is situated on a mixed-use road close to local shops and amenities. The open spaces of Gillespie Park are within easy reach. Transport links are provided by Arsenal underground station (Piccadilly line) and Highbury & Islington rail station.

Description

The property comprises a basement and ground floor studio flat situated within a terraced building arranged over basement, ground and two upper floors.

Note

The basement area is demised to the property, although currently access is blocked off, this can be brought back into use (subject to obtaining all relevant consents).

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2020 (thus approximately **994 years unexpired**).

Accommodation

Basement

Basement Area

Ground Floor

Studio Room

Bathroom

EPC Rating C



LOT 43

Land Adjacent to 1 Fairview Avenue, Rainham, Essex RM13 9RL

*Guide Price
£130,000+

A Plot of Land Measuring Approximately 135 sq m (1,453 sq ft). Plans have been Drawn up for the Erection of a Three Bedroom House.

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 142 sq m (1,528 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.

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 44

15 Downs Road, Canterbury,
Kent CT2 7AY*Guide Price
£230,000+**A Vacant Three Bedroom Semi Detached House. Potential for Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

First Floor

Three Bedrooms

Exterior

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

EPC Rating F

LOT 45

66 The Drive, Collier Row, Romford,
Essex RM5 3TR*Guide Price
£300,000+**A Vacant Three Bedroom Mid Terrace House. Potential for a Loft Conversion (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating F

LOT 45A | 15 Pinewood Road, Tunbridge Wells,
Kent TN2 3SH

***Guide Price**
£600,000+



A Vacant Three Bedroom Detached Bungalow Situated on a Plot of Land Measuring Approximately 1,270 sq m (13,665 sq ft). Offered With Planning Permission to Demolish the Existing Building and Erect 3 x Four Bedroom Houses

Tenure
Freehold

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

Description
The property comprises a three bedroom detached bungalow situated on a plot of land measuring approximately 1,270 sq m (13,665 sq ft).

Exterior
The property benefits from off street parking and garages.

Accommodation
Ground Floor
Through Reception Room
Kitchen
Three Bedrooms
Bathroom
Separate WC
G.I.A Approximately 160 sq m

Planning
Tunbridge Wells Borough Council granted the following planning permission (ref: 25/01826/FULL) on 29th October 2025 : 'Demolition of existing dwelling & erection of 3No dwellings with associated works'.

Proposed Accommodation
2 X Semi-Detached Four Bed Houses
Ground Floor
Reception Room
Kitchen
First Floor
Four Bedrooms
Ensuite
Bathroom

1 X Detached Four Bed House
Ground Floor
Reception Room
Kitchen
First Floor
Four Bedrooms
Ensuite
Bathroom

LOT 46

**2A Seymour Place, South Norwood,
London SE25 4XU***Guide Price
£120,000+**A Pair of Derelict Buildings Situated on a Plot of Land Measuring Approximately 96 sq m (1,043 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 South Norwood Country Park are within easy reach. Transport links are provided by Norwood Junction overground station and rail station.

Description

The property comprises of a pair of derelict buildings under one title.

Note

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



LOT 47

**17 Park Street, Thaxted, Dunmow,
Essex CM6 2ND***Guide Price
£225,000+**A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Utility Room
Bathroom

First Floor

Three Bedrooms (One with En-Suite)

Exterior

The property benefits from a rear yard and allocated parking.



LOT 48

Flat 1003 Landmark Heights, 172 Daubeney Road,
Hackney, London E5 0EN

*Guide Price
£140,000+

A Vacant First Floor One 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

Description

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

Accommodation

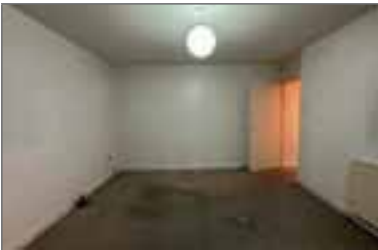
First Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C



LOT 49

3 Mount Pleasant, Hallen, Bristol,
Avon BS10 7RJ

*Guide Price
£125,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom
Utility Room

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 50

**226 Rodenhurst Road, Clapham,
London SW4 8AL*****Guide Price
£180,000+****A First Floor One Bedroom Flat 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 Agnes Riley Gardens are within easy reach. Transport links are provided by Clapham South underground station (Northern line) and Balham rail station.

Description

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

EPC Rating D**Tenure**

Leasehold. The property is held on a 125 year lease from 23rd May 2005 (thus approximately **104 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

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



LOT 50A

**Land and Garage Adjacent to 45 King Georges Road,
Bristol, Avon BS13 8HJ*****Guide Price
£60,000+****A Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 195 sq m (2,099 sq ft). Offered With Planning Permission for the Demolition of the Garage and the Erection of a Four Bedroom Detached House****Tenure**

Freehold

Location

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

Description

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 195 sq m (2,099 sq ft).

Planning

Bristol Borough Council granted the following planning permission (ref: 24/03020/F) on 26th March 2025 : 'Demolition of existing garage and construction of new dwelling house to rear garden. Self-build'.

Proposed Accommodation

Ground Floor
Reception Room
Kitchen/Diner

First Floor

Two Bedrooms
Study Room
Bathroom

Second Floor

Bedroom with En-Suite

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. 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 51

6 Week Completion Available
**17 Market Street, Ely,
Cambridgeshire CB7 4LZ**

*Guide Price
£40,000+

A Vacant Ground Floor and Basement Commercial Unit

Location

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

Description

The property comprises a ground floor and basement commercial unit situated within a mixed use building arranged over lower ground, ground and two upper floors. The property requires a program of refurbishment.

Tenure

Freehold

Accommodation

Lower Ground Floor
Basement

Ground Floor

Retail Area
WC

G.I.A Approximately 47 sq m)

EPC Rating C



LOT 52

6 Week Completion Available
**First and Second Floor Flat 17 Market Street, Ely,
Cambridgeshire CB7 4LZ**

*Guide Price
£50,000+

A Vacant First and Second Floor Two Room Split Level Flat

Location

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

Description

The property comprises a first and second floor two room split level flat situated within a mixed use building arranged over lower ground, ground and two upper floors. The property requires a program of refurbishment.

Tenure

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

Accommodation

First Floor
Reception Room with Open-Plan Kitchen

Second Floor

Bedroom
Bathroom



LOT 53

182 Rye Hill Park, Peckham,
London SE15 3JT*Guide Price
£195,000+**A Vacant Seventh Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 5th June 1989 (thus approximately **88 years unexpired**).

Location

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

Description

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

Accommodation**Seventh Floor**

Reception Room

Kitchen

Two Bedrooms

Bathroom

G.I.A Approximately 600 sq ft

Exterior

The property benefits from a private balcony.

EPC Rating C



LOT 54

6 Week Completion Available
10 Alderdown Close, Bristol,
Avon BS11 0NZ*Guide Price
£110,000+**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 Kings Weston Estate are within easy reach. Transport links are provided by Shirehampton 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 yard.

EPC Rating C



LOT 55

8 Week Completion Available
**Flat 9 Wray House, Streatham Hill, Streatham,
London SW2 4AR**

*Guide Price
£185,000+

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 Tooting Bec Common are within easy reach. Transport links are provided by Tulse Hill rail station.

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 20th August 1984 (thus approximately **83 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private balcony and resident's parking.



LOT 55A

**248 Tideslea Path, Thamesmead,
London SE28 0NH**

*Guide Price
£140,000+

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 Lookout Hill are within easy reach. Transport links are provided by Woolwich underground station (Elizabeth line) and Plumstead rail station.

Description

The property comprises a second 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 125 year lease from 1st November 2005 (thus approximately **105 years unexpired**).

Accommodation

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

Exterior

The property benefits from a balcony and off street parking.



LOT 56

**7 Upwick Road, Eastbourne,
East Sussex BN20 8NA*****Guide Price
£250,000+****A Vacant Three Bedroom Detached House****Tenure**

Freehold

Location

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

Description

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

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

Two Reception Rooms
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens and a double garage (potential to convert the garages into a unit similar to the neighbours).



LOT 57

**4 Crouch View Grove, Hullbridge, Hockley,
Essex SS5 6LE*****Guide Price
£250,000+****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 58

226 Brownhill Road, Lewisham,
London SE6 1AT

*Guide Price
£160,000+

A Lower Ground and Ground Floor Commercial Unit Let Producing £18,000 Per Annum (Reflecting a Gross Initial Yield of 11.2%)

Location

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

Description

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

EPC Rating D

Tenure

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

Accommodation

Lower Ground
Basement

Ground Floor

Commercial Unit

Tenancy

The property is let to for a term of 10 years commencing 1st July 2025 at a rent of £18,000 per annum. Next rent review in 2030.



LOT 58A

20 Black Horse Parade, High Road, Eastcote, Pinner,
Middlesex HA5 2EN

*Guide Price
£130,000+

A Ground Floor Two Bedroom Flat Offered with Vacant Possession

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1965 (thus approximately 39 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from residents parking and a single lock up garage.

Tenancy

The property is currently renting for £1,550 per calendar month but will be sold with vacant possession.

EPC Rating E



LOT 59

**14 Cheyne Road, Eastchurch, Sheerness,
Kent ME12 4BP***Guide Price
£135,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**
Freehold**Location**
The property is situated on a residential road close to local shops and amenities. There are various green open spaces that are within easy reach. Transport links are provided by the A2500 to the West.**Description**
The property comprises a three bedroom mid terrace house arranged over ground and first floors.**Accommodation**
Ground Floor
Reception Room
Kitchen**First Floor**
Three Bedrooms
Bathroom**Exterior**
The property benefits from a rear garden.**EPC Rating C**

LOT 60

**108 Newark Street, Whitechapel,
London E1 2ES***Guide Price
£925,000+**A Vacant Ten Room Mid Terrace Building****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**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 ten room mid terrace building arranged over ground and four upper floors.**EPC Rating D****On the Instructions of****Note**
The property has not been inspected by Auction House London. All information has been supplied by the vendor.

LOT 60A | 12A Magdalene Road, Torquay, Devon TQ1 4AF

*Guide Price
£30,000+

A Vacant Lower Ground Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Upton Park are within easy reach. Transport links are provided by Torquay 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 two upper floors.

Tenure

Leasehold. The property is held on a 999 year lease from 2nd July 1987 (thus approximately **961 years unexpired**).

Accommodation

Lower Ground Floor

Reception Room

Kitchen

Bedroom

Bathroom

Exterior

The property benefits from off street parking.



LOT 61 | 2 Hawkswood Crescent, Leeds, West Yorkshire LS5 3PG

*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 West Park Field are within easy reach. Transport links are provided by Kirkstall Lodge rail station.

Description

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

Accommodation

Ground Floor

Reception Room

Kitchen

WC

First Floor

Three Bedrooms

Bathroom

Exterior

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

EPC Rating D



LOT 62

107 Manor Road, Deal,
Kent CT14 9DB*Guide Price
£150,000+**A Vacant Two Bedroom Semi Detached House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen/Diner
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating G

LOT 62A

9A Ross Close, Northolt,
Middlesex UB5 4GZ*Guide Price
£380,000+**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 Roxeth Playground are within easy reach. Transport links are provided by Sudbury Hill underground station (Piccadilly line) and Sudbury Hill Harrow 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

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating B

LOT 63

By Order of a Housing Association
**6B Campbell Road, Tower Hamlets,
London E3 4DT**

*Guide Price
£220,000+

A Vacant First Floor One Bedroom Flat

Tenure

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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Tower Hamlets Cemetery Park are within easy reach. Transport links are provided by Bow Road underground station (Circle line) and West Ham rail station.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 64

**Flat 65 Aubrey Moore Point, Abbey Lane, Stratford,
London E15 2SA**

*Guide Price
£120,000+

A Fourteenth Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum (Reflecting a Gross Initial Yield of 11.5%)

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 12 months commencing 28th February 2025 at a rent of £1,100 per calendar month

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 64A

Land to the Rear of 69 and 71 Sandy Lane, Manchester, Lancashire M25 9PS

*Guide Price
£50,000+

Ten Single Storey Lock Up Garages and Three Store Units Situated on a Plot of Land Measuring Approximately 766 sq m (8,245 sq ft) Fully Let Producing £9,420 Per Annum. Offered With Planning Permission to Demolish the Garages and Erect Two Dwellings.

Location

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

Description

The lot comprises ten single storey lock up garages and three store units situated on a plot of land measuring approximately 766 sq m (8,245 sq ft).

Planning

Bury Metropolitan Borough Council granted the following planning permission (ref: 71784) on 19th November 2025 : 'Demolition of existing garages and erection of 2 no. dwellings'.

Tenure

Freehold

Tenancy

All the garages and units are are subject to individual tenancies at a rent of £9,420 per annum.

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 65

Ground Floor Flat, 52 Strahan Road, Bow, London E3 5DB

*Guide Price
£315,000+

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 Mile End Park are within easy reach. Transport links are provided by Mile End underground station (Central line) and Cambridge Heath overground 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 will be held on a new 125 year lease.

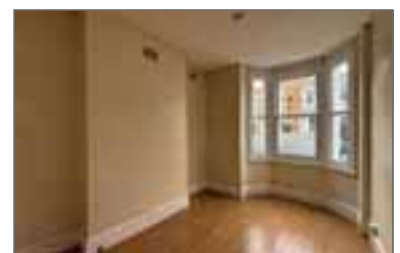
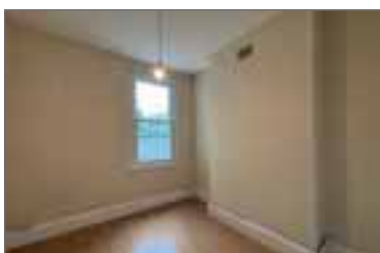
Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom
G.I.A Approximately 43 sq m (463 sq ft)

Exterior

The property benefits from a private rear garden.



LOT 65A | 171 Victoria Road, Southampton, Hampshire SO19 9EG

*Guide Price
£100,000-£180,000

A Vacant Three Bedroom Mid Terrace House. Potential for 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 Weston Shore Promenade are within easy reach. Transport links are provided by Woolston 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 and repairs. Potential to create off street parking (subject to obtaining all relevant consents).

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen/Diner
Bathroom
Separate WC

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 66 | 2 Railway Cottages, Tisbury, Salisbury, Wiltshire SP3 6JS

*Guide Price
£150,000+

A Vacant Three Bedroom Semi Detached Cottage

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom
Utility

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 67

**18 Westmorland Road, Swindon,
Wiltshire SN1 2ND*****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 Queens 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.

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

Two Reception Rooms
Kitchen
Utility
Conservatory

First Floor

Three Bedrooms
Bathroom



LOT 68

**173 Invicta Road, Sheerness,
Kent ME12 2SU*****Guide Price
£140,000-£160,000****A Two Bedroom End of Terrace House Subject to an Assured
Shorthold Tenancy Producing £15,600 Per Annum****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen

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 £1,300 per calendar month.

EPC Rating C

LOT 69

By Order of a Housing Association
**Flat A, 97 Stanlake Road, Hammersmith and Fulham,
London W12 7HQ**

*Guide Price
£260,000+

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 Hammersmith Park are within easy reach. Transport links are provided by wood Lane underground station (Circle line) and Shepherds Bush rail station.

Description

The property comprises a ground floor one 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 will be held on a new 125 year lease.

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 70

**11 Medina Road, Ditton, Aylesford,
Kent ME20 6DN**

*Guide Price
£300,000+

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 Ditton Recreation Ground are within easy reach. Transport links are provided by Aylesford rail station and the M20.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Utility Room

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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

EPC Rating D



LOT 70A | 96A Gilders Road, Chessington, Surrey KT9 2AN

*Guide Price
£115,000+

A First Floor One Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1984 (thus approximately **57 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C



LOT 71 | Flat 701 Signal Building, Station Approach, Hayes, Middlesex UB3 4FG

*Guide Price
£175,000+

A Seventh Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £23,400 Per Annum (Reflecting a Gross Initial Yield of 13%)

Tenure

Leasehold. The property is held on a 124 year lease from 9th November 2007 (thus approximately **106 years unexpired**).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,950 per calendar month.

Description

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

Accommodation

Seventh Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating B



LOT 72

7 Lupin Close, West Drayton,
Middlesex UB7 7UY

*Guide Price
£110,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 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 Drayton Hall Park are within easy reach. Transport links are provided by West Drayton rail station and the M4.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 73

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 74

By Order of the LPA Receivers

Flat 1 Regatta Point, 1 Manilla Street, Canary Wharf, London E14 8JZ

*Guide Price

£275,000+**A Vacant First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 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 Sir John McDougall Gardens are within easy reach. Transport links are provided by Heron Quays Station DLR station and Limehouse rail station.

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C**On the Instructions of**

LOT 75

By Order of the LPA Receivers

34 Cross Lances Road, Hounslow, Middlesex TW3 2AA

*Guide Price

£375,000+**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 Inwood Park are within easy reach. Transport links are provided by Hounslow rail station.

Description

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

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

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and off street parking



LOT 76

98 Lower Road, Fetcham, Leatherhead,
Surrey KT22 9NG

*Guide Price
£500,000+

A Vacant Two Bedroom Detached Bungalow Offered With Planning Permission for the Erection of a First Floor Extension and a Rear Extension

Tenure

Freehold

Description

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

Planning

Mole Valley Borough Council granted the following planning permission (ref: MO/2024/1409) on 17th October 2024 : 'Erection of first floor extension to include raising of the roof and change of roof form, replacement single storey rear extension, partial conversion of existing garage, addition of front porch and alterations to fenestration, external appearance and internal layout'.

Location

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Two Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 77

9A Shrubland Road, Walthamstow,
London E17 7QH

*Guide Price
£375,000+

A Vacant First and Second Floor Two Bedroom Split Level Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Walthamstow Town Square Gardens are within easy reach. Transport links are provided by Walthamstow Queen's Road overground station (Suffragette line) and Walthamstow Central underground (Victoria line) and overground (Weaver line) station.

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.

Tenure

Leasehold. The property is held on a 154 year lease from 11th May 2017 (thus approximately 145 years unexpired).

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

Second Floor

Bedroom
Bathroom

EPC Rating D



LOT 78

**The Cottage, Quay Hill, Penryn,
Cornwall TR10 8JE*****Guide Price
£260,000+****A Vacant Four Bedroom Detached Cottage****Tenure**

Freehold

Location

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

Description

The property comprises a four bedroom detached cottage arranged over lower ground, ground and first floors.

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

Workshop
Store Room
Utility Room

Ground Floor

Two Reception Rooms (One with Open-Plan Kitchen)

First Floor

Four Bedrooms (One with En-Suite)
Bathroom

Exterior

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



LOT 79

**Garage to the Rear of 180 Durants Road, Enfield,
Middlesex EN3 7DF*****Guide Price
£10,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

Location

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

Description

The property comprises a single storey lock up garage.



LOT 80

Flat 4, 15 Oliver Avenue, South Norwood,
London SE25 6TY

*Guide Price
£115,000+

A Vacant Third Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities as well as Selhurst Park Stadium. The open spaces of South Norwood Recreation Ground are within easy reach. Transport links are provided by Norwood Junction overground (Windrush line) and rail station.

Description

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

Tenure

Leasehold. The property is held on a lease with approximately 61 years unexpired

Accommodation

Third Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 81

25 Mill Park Avenue, Hornchurch,
Essex RM12 6HD

*Guide Price
£475,000+

A Two Bedroom Semi Detached Bungalow Subject to an Assured Shorthold Tenancy Producing £21,600 Per Annum

Location

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

Description

The property comprises a two bedroom semi detached bungalow.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 4th October 2024 at a rent of £1,800 per calendar month (holding over).

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 82

**Flat 27 Sentinel House, Sentinel Square, Hendon,
London NW4 2EN*****Guide Price
£150,000+****A Vacant Eighth Floor Two Bedroom Flat****Tenure**

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

Location

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

Description

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

Accommodation

Eighth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

EPC Rating D

LOT 83

**Flat 43 Jessop Court, 2 Brindley Place, Uxbridge,
Middlesex UB8 2FA*****Guide Price
£145,000+****A Ground Floor One Bedroom Flat Subject to an Assured
Shorthold Tenancy Producing £16,800 Per Annum (Reflecting a
Gross Initial Yield of 11.5%)****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 84

Flat 67 Isobel House, Staines Road West, Sunbury-on-Thames, Middlesex TW16 7BD

*Guide Price
£110,000+

A Thirteenth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum

Tenure

Leasehold. The property is held on a 148 year lease from 22th May 2007 (thus approximately 129 years unexpired).

Location

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

Tenancy

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

EPC Rating E

Description

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

Accommodation

Thirteenth Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a balcony.



LOT 85

47 Agate Road, Hammersmith, London W6 0AL

*Guide Price
£375,000+

A Second and Third Floor Two Bedroom Split Level Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Ravenscourt Park are within easy reach. Transport links are provided by Goldhawk Road underground station (Hammersmith & City line and Circle line).

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1993 (thus approximately 92 years unexpired).

Accommodation

Second Floor

Open Plan Reception/Kitchen
Bedroom
Bathroom

Third Floor

Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior

The third floor flat benefits from a balcony.

On the Instructions of



LOT 86

**31 Weightman House, 124A Spa Road, Bermondsey,
London SE16 3FG*****Guide Price
£275,000+****A Vacant Fifth Floor One Bedroom Flat****Location**

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

Description

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

EPC Rating C**Tenure**

Leasehold. The property is held on a 125 year lease from 1st March 2009 (thus approximately **108 years unexpired**).

Accommodation

Fifth Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from allocated and secure parking and communal gardens.

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LOT 87

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 88

**10 Lampton Court, Lampton Road, Hounslow,
Middlesex TW3 4EU*****Guide Price
£190,000+****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 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 two bedroom flat situated within a mixed use building arranged over ground and two upper floors.

Tenure

Leasehold. The property is held on a 189 year lease from 25th December 1975 (thus approximately **139 years unexpired**).

Accommodation**First Floor**

Reception Room
Kitchen

Two Bedrooms
Bathroom

G.I.A Approximately 64 sq m (684 sq ft)

EPC Rating C



LOT 89

**35 Tanymarian Road, Mayhill, Swansea,
West Glamorgan SA1 6SW*****Guide Price
£50,000+****A Two Bedroom End of Terrace House Subject to an Unknown Tenancy****Tenure**

Freehold

Location

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

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

Tenancy

The property is occupied under an unknown tenancy. Prospective purchasers must undertake their own enquiries regarding the occupancy status. Due to this, internal access cannot be provided.



LOT 90

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 90A

2 Greenway Road, Bishops Lydeard, Taunton,
Somerset TA4 3DD

*Guide Price
£100,000+

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 Bishops Lydeard Play Area are within easy reach. Transport links are provided by Bishops Lydeard 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/Diner

Bathroom

First Floor

Three Bedrooms (One with En-Suite)

Bathroom

Exterior

The property benefits from a rear garden.



LOT 91

**3 Railway Terrace, All Saints Avenue, Margate,
Kent CT9 5TG*****Guide Price
£75,000-£175,000****A Two Bedroom Mid Terrace House 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 Tivoli Park are within easy reach. Transport links are provided by Margate rail station.

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £18,000 per annum.

Tenure

Freehold

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from both front and rear gardens.

EPC Rating E

LOT 92

**38 Epping Green, Hemel Hempstead,
Hertfordshire HP2 7JD*****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 property is surrounded by numerous open spaces. Transport links are provided by Hemel Hempstead rail station and the M1 to the East.

Description

The property comprises a ground 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 25th December 1973 (thus approximately **47 years unexpired**).

Accommodation**Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating E

LOT 93

2 Wicks Row, St. Marks Road, Holbeach, Spalding,
Lincolnshire PE12 8DZ

*Guide Price
£65,000-£85,000

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 94

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 95

31A High Street, Bagshot,
Surrey GU19 5AF*Guide Price
£130,000+**A Vacant First and Second Floor One Bedroom Split Level Flat****Location**

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

Description

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

EPC Rating D**Tenure**

Leasehold. The property is held on a 189 year lease from 1st May 1987 (thus approximately **150 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Bathroom

Second Floor
Bedroom



LOT 96

Flat 1, 230 Kilburn High Road, Kilburn,
London NW6 4JP*Guide Price
£90,000+**A First Floor Studio Flat Subject to a Lease Producing £17,232 Per Annum****Location**

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

Description

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

Note

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

EPC Rating C**Tenure**

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

Accommodation

First Floor
Studio Room
Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,436 per calendar month.



LOT 97

15 Eastover, Bridgwater,
Somerset TA6 5AG

*Guide Price
£25,000-£50,000

**A Vacant Two Storey Mid Terrace Commercial Building.
Potential for Development (Subject to Obtaining all Relevant
Consents)**

Location

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

Description

The property comprises a two storey mid terrace commercial building arranged to provide ground and first floor retail space. The property requires a program of refurbishment.

Tenure

Freehold

Accommodation

Ground Floor
Retail Space

First Floor

Retail Space

EPC Rating D



LOT 98

2 Duke Street, Ruabon, Wrexham,
Clwyd LL14 6DE

*Guide Price
£40,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Ruabon Recreational Ground are within easy reach. Transport links are provided by Ruabon 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/Dining Room
Utility

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 99

**Flat 2 192 Hainault Avenue, Westcliff-on-Sea,
Essex SS0 9EX***Guide Price
£60,000-£80,000**A Vacant First and Second Floor Two Bedroom Split Level Flat****Location**

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

Description

The property comprises a first and second floor two bedroom split level flat situated within a semi detached building arranged over ground and two upper floors. The property requires a program of refurbishment.

Tenure

Leasehold. The property is held on a 90 year lease from 1st July 1985 (thus approximately **49 years unexpired**).

Accommodation

First Floor
Reception Room

Second Floor
Kitchen (removed)
Two Bedrooms
Bathroom



LOT 100

**6 Wrens Avenue, Tipton,
West Midlands DY4 8AF***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 Victoria Park are within easy reach. Transport links are provided by Tipton rail station.

Description

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

EPC Rating D**Accommodation**

Ground Floor
Through Reception Room with
Open-Plan Kitchen
Bedroom with En-Suite
WC

First Floor
Three Bedrooms
Bathroom

Exterior

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



LOT 100A | 32 Mansted Gardens, Romford, Essex RM6 4ED

*Guide Price
£375,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of St Chad's Park are within easy reach. Transport links are provided by Chadwell Heath underground station (Elizabeth line) and Romford 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
WC

First Floor
Three Bedrooms
Bathroom

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

EPC Rating C



LOT 101 | Flat 35 Centrika, Bath Road, Slough, Buckinghamshire SL1 3SL

*Guide Price
£130,000-£150,000

A Vacant Fourth Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 155 year lease from 1st January 2005 (thus approximately **135 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 Langley rail station.

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

Accommodation
Fourth Floor
Reception Room with Open-Plan Kitchen
Two Bedrooms (One with En-Suite)
Bathroom
Store Rooms

Exterior
The property benefits from allocated parking.

EPC Rating C



LOT 102 | 6 Bridge Street, Hemel Hempstead, Hertfordshire HP1 1EF

*Guide Price
£85,000+

A Vacant Third Floor Three Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 4th July 1986 (thus approximately **85 years unexpired**).

Location

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

Description

The property comprises a third floor three bedroom flat situated within a corner building arranged over ground and three upper floors. The property requires a program of refurbishment and repairs.

Accommodation

Third Floor
Reception Room/Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

Note

Approximate G.I.A; 700 Sq Ft

EPC Rating D



LOT 103 | 47 Railway Street, Braintree, Essex CM7 3JD

*Guide Price
£180,000+

A Two Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £15,600 Per Annum

Tenure

Freehold

Location

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

First Floor

Two Bedrooms
Bathroom

Exterior

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

Tenancy

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



LOT 104

Flat 7 39 Risborough Lane, Folkestone, Kent CT19 4JH

*Guide Price
£55,000+

A Vacant Third Floor One Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

Third Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C



LOT 105

By Order of the LPA Receivers Flat 3214, 1 Pan Peninsula Square, Canary Wharf, London E14 9HL

*Guide Price
£435,000+

A Vacant Thirty Second Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Mudchute Park and Farm are within easy reach. Transport links are provided by Canary Wharf underground station (Jubilee line) and South Quay DLR station.

Description

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

EPC Rating B

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2007 (thus approximately **980 years unexpired**).

Accommodation

Thirty Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from numerous exclusive amenities such as; 24-hour concierge, gym and spa, a private cinema and a sky lounge and bar.



LOT 105A | Garage at 61 Crown Hill, Rayleigh, Essex SS6 7HQ

*Guide Price
£5,000+

A Single Storey Lock Up Garage Subject to a Tenancy Producing £1,500 Per Annum (Reflecting a Gross Initial Yield of 30%)

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 single storey lock up garage.

Tenancy

The property is subject to a Tenancy for a term of 12 months commencing 16th June 2025 at a rent of £125 per calendar month.

Note

The vendor has advised the tenancy can be terminated with one month's notice.



LOT 106 | 341D Green Lanes, Palmers Green, London N13 4TY

*Guide Price
£80,000-£100,000

A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £13,762.32 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 2024.

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from November 2024 at a rent of £264.66 per calendar week.

Description

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

Accommodation

First Floor
Studio Room
Bathroom

EPC Rating E



LOT 107

39 Kiln Shaw, Langdon Hills, Basildon,
Essex SS16 6LE

*Guide Price
£90,000+

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

Tenure

Leasehold. The property is held on a 125 year lease from 15th August 1989 (thus approximately **88 years unexpired**).

Location

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

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,400 per calendar month.

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 108

7 Wordsworth Road, Thatcham,
Berkshire RG18 3FP

*Guide Price
£220,000+

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 and repairs. 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 109

201 Park Lane, Preesall, Poulton-le-Fylde,
Lancashire FY6 0LT*Guide Price
£90,000+**A Substantial Five Bedroom Corner House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Preesall Park are within easy reach. Transport links are provided by the M6.

Description

The property comprises a five bedroom corner house arranged over ground and first floors.

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

Reception Room
Kitchen/Diner
Two Bedrooms
Bathroom

First Floor

Reception Room
Three Bedrooms
Bathroom
Study Room

Outbuilding

Storage

Exterior

The property benefits from a rear garden and a storage room.

Joint Auctioneers**HAMMERED**

LOT 110

20 Radio St. Peters, Sutton Road, Trusthorpe,
Mablethorpe, Lincolnshire LN12 2PH*Guide Price
£40,000+**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 110A

By Order of the Fixed Charge Receivers
**Land On The South Side Of Cherry Lane And On The North
East Side Of Sipson Road, West Drayton, Middlesex
UB7 9HH**

*Guide Price
£25,000+

**Land and Roadways Measuring Approximately 1.7 Acres/7,037
sq m/75,750 sq ft. Potential for a Variety of Uses (Subject to
Obtaining all Relevant Consents).**

Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Harmondsworth Moor are within easy reach. Transport links are provided by West Drayton underground (Elizabeth line) and rail station.

Description

The property comprises land and roadways measuring approximately 1.7 Acres/7,037 sq m/75,750 sq ft.

Tenure

Freehold

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and 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 111

**6 Forber Road, Stoke-on-Trent,
Staffordshire ST4 5PY**

*Guide Price
£125,000+

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 Mace Street Park are within easy reach. Transport links are provided by Stoke-on-Trent 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.

EPC Rating C



LOT 112

**Flat 4 Elveden Court, Epsom Road, Leatherhead,
Surrey KT22 8TD**

*Guide Price
£100,000+

A Vacant Ground Floor Two Room Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st September 1966 (thus approximately **39 years unexpired**).

Location

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

EPC Rating D

Description

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

Accommodation

Ground Floor
Reception Room/Kitchen
Two Rooms
Bathroom

Exterior

The property benefits from a garage and visitor parking.



Next auction: 11th February & 12th February

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LOT 113

354B Kingston Road, Epsom, Surrey KT19 0DT

*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 Auriol Park are within easy reach. Transport links are provided by Malden Manor rail station.

Description

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

Tenure

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

Accommodation

First Floor

Reception Room with Open Plan Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 114

Duke House, Arkwright Way, Queensway Industrial Estate, Scunthorpe, South Humberside DN16 1AL

*Guide Price
£120,000+

A Vacant Two-Storey Detached Office Building

Location

The property is situated on the outskirts of Scunthorpe, close to local shops and amenities. The open spaces of Ashby Ville Nature Reserve are within easy reach. Transport links are provided by Scunthorpe rail station.

Description

The property comprises a two-storey office building measuring approximately 438 sq m (4,714 sq ft) arranged over ground and first floors. The property is currently divided to provide two fully inter-connected suites but these could be separated to form two separate offices, if required.

Exterior

The property benefits from off street parking.

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from February 1990 (thus approximately 90 years unexpired).

Accommodation

Suite 17A

Ground floor
First Floor
Total 213.64 sq m (2,300 sq ft)

Suite 17B

Ground Floor
First Floor
Total 213.64 sq m (2,300 sq ft)

Combined Total 427.28 sq m (4,600 sq ft)

Note

The property was previously let for £28,000 per annum.



LOT 115

19D East Dulwich Grove, Southwark,
London SE22 8PW*Guide Price
£175,000+

A Basement Unit Offered With Planning Permission to Extend and Convert into a Lower Ground Floor Two Bedroom Flat

Location

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

Planning

Southwark Borough Council granted the following planning permission (ref: 23/AP/3592) on 30th May 2024 : 'Conversion of basement level into habitable accommodation including construction of single storey extension to existing basement level. The addition of a Juliet balcony and an associated fire escape to the rear elevation at ground floor level. Construction of a bin and cycle storage to the front amenity space'.

Tenure

Freehold

Description

The property comprises a basement unit situated within a mid terrace building arranged over lower ground, ground, and first floors.

Accommodation

Lower Ground Floor
Basement

Exterior

The property benefits from a private rear garden.

Proposed Accommodation

Lower Ground Floor

Open Plan Reception Room/Kitchen
Two Bedrooms (one with En-suite and Walk in Wardrobe)
Bathroom
Utility Storage Area

Note

Non material amendment retrospective planning for flat D is awaiting validation

LOT 116

Flat 205 Perilla House, 17 Stable Walk, Whitechapel, London E1 8ZF

*Guide Price
£425,000+

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 117

257A Queens Road, Wimbledon, London SW19 8NY

*Guide Price
£195,000+

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.



LOT 118

**The Winston, 23 Womersley Road, Knottingley,
West Yorkshire WF11 0DB**

*Guide Price
£375,000+

A Vacant Detached Building Arranged to Provide a Lower Ground and Ground Floor Former Public House and First Floor Residential Accommodation Situated on a Plot of Land Measuring Approximately 0.92 acres. 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. There are numerous open spaces within easy reach. Transport links are provided by Knottingley rail station.

Description

The property comprises a detached building arranged to provide a lower ground and ground floor former public house and first floor residential accommodation.

Accommodation**Lower Ground Floor**

G.I.A Approximately 85 sq m (925 sq ft)

Ground Floor

G.I.A Approximately 286 sq m (2,890 sq ft)

First Floor

G.I.A Approximately 159 sq m (1,714 sq ft)

Exterior

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



LOT 119

6 Week Completion Available
**Flat 39 Zodiac Court, 165 London Road, Croydon,
Surrey CR0 2RJ**

*Guide Price
£45,000-£90,000

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 120

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

*Guide Price
£135,000+

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. The property requires a program of refurbishment and repairs.

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 121

**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 122

**10 Handsworth House, Brighton Road, Crawley,
West Sussex RH10 6AZ*****Guide Price
£80,000-£140,000****A Vacant Second Floor Three 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 three 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 with Open Plan Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and a garage.

EPC Rating E

LOT 123

**Flat 3, 31 Balham Hill, Wandsworth,
London SW12 9DX*****Guide Price
£160,000+****A Vacant Second Floor Studio Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 19th July 2001 (thus approximately **74 years unexpired**).

Location

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

Description

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

Accommodation**Second Floor**

Studio Room
Kitchen
Bathroom

EPC Rating C

LOT 124

1247A Christchurch Road, Bournemouth,
Dorset BH7 6BP

*Guide Price
£165,000+

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 125

8 Preston Place 23A Preston Street, Faversham,
Kent ME13 8NZ

*Guide Price
£30,000-£60,000

A Vacant Lower Ground Floor Basement Unit. Offered With Planning Permission to Convert into a Flat. Works have Commenced. Further Potential to Convert into Commercial Use or a Two Bedroom Flat(Subject to Obtaining all Relevant Consents)

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 2021 (thus approximately 120 years unexpired).

Location

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

Description

The property comprises a lower ground floor basement unit.

Accommodation

Lower Ground Floor
Basement Unit

Exterior

The property benefits from a rear courtyard.

Planning

Swale Borough Council granted the following planning permission (ref: 19/501324/FULL) on 22nd August 2019 : 'Erection of a two storey with a basement extension to provide 3No. self contained residential units. Conversion of existing basement space to provide a single self contained residential unit'. Works have commenced.



LOT 126

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 127

33 High Plash, Cuttys Lane, Stevenage,
Hertfordshire SG1 1JG*Guide Price
£95,000+**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 and repairs.

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 128 | 18 High Street, Chard, Somerset TA20 1QB

*Guide Price
£80,000-£130,000

A Vacant End of Terrace Eight Room Former Nursing Home

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 an end of terrace eight room former nursing home. The property requires a program of refurbishment and repairs.

Accommodation

Ground Floor

Four Rooms
Kitchen
Bathroom

First Floor

Four Rooms
Kitchen
Bathroom
Separate WC



LOT 129 | 29 Cotmandene, Dorking, Surrey RH4 2BT

*Guide Price
£175,000+

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 130

By Order of the LPA Receivers

**39 Summerhouse Lane, Harmondsworth, West Drayton,
Middlesex UB7 0AW***Guide Price
£325,000+**A Three Bedroom Semi Detached House Let at £21,600 Per Annum.****Tenure**

Freehold

Location

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

Description

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

Note

The property has not been inspected by Auction House London. All information has been compiled from a report supplied by the receiver.

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

Through Reception Room
Kitchen
Conservatory

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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

Tenancy

The property is currently occupied and understood from the borrower that the property is let at £1,800 per calendar month. The receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.



LOT 131

**Flat 7 Trident House, 76 Station Road, Hayes,
Middlesex UB3 4FP***Guide Price
£130,000-£150,000**A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £11,400 Per Annum****Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2015 (thus approximately **988 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Lake Farm Country Park are within easy reach. Transport links are provided by Hayes & Harlington rail station and the M4.

Description

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

Accommodation**Second Floor**

Open Plan Studio Room with
Kitchenette
Bathroom

Tenancy

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

EPC Rating D

LOT 132

148A Ewell Road, Surbiton,
Surrey KT6 6HE

*Guide Price
£160,000+

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 133

24 Walpole Road, Walthamstow,
London E17 6PT

*Guide Price
£430,000+

A Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Tenancy

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Note

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



LOT 134

17 Cross Street, Skegness,
Lincolnshire PE25 3RH*Guide Price
£40,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Tower Gardens 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 two upper floors.

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

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.



LOT 135

8 Stoford Close, Wimbledon,
London SW19 6TJ*Guide Price
£260,000+**A Second Floor Two Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Putney Heath are within easy reach. Transport links are provided by Southfields underground station (District line).

Description

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

EPC Rating C**Tenure**

Leasehold. The property is held on a 125 year lease from 28th August 2001 (thus approximately **100 years unexpired**).

Accommodation**Second Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a balcony.

On the Instructions of

LOT 136

54 Sark Tower, Erebus Drive, Greenwich, London SE28 0GG

*Guide Price
£200,000+

An Eighth Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating B

Tenure

Leasehold. The property is held on a 999 year lease from 28th September 2022 (thus approximately **996 years unexpired**).

Accommodation

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

Exterior

The property benefits from a balcony and parking space.

On the Instructions of



LOT 137

29A Edenvale Street, Fulham, London SW6 2SE

*Guide Price
£420,000+

A Ground Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 169 year lease from 26th March 2008 (thus approximately **151 years unexpired**).

Accommodation

Ground Floor
Open Plan Reception/Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

On the Instructions of



LOT 138

**301 Gurney Close, Barking,
Essex IG11 8LD*****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 Barking Park are within easy reach. Transport links are provided by Barking underground station (Circle & District and Hammersmith & City lines) and rail station.

Description

The property comprises a first floor two bedroom flat situated within a purpose built 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 29th September 1984 (thus approximately **57 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C**On the Instructions of**

LOT 139

**Flat 14 Northumberland Court, Northumberland Avenue,
Margate, Kent CT9 3BS*****Guide Price
£50,000-£100,000****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 140

**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



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LOT 141

2 Wheatfield Drive, Waltham, Grimsby, South Humberside DN37 0XT

*Guide Price
£160,000+

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 Sparkes' Park are within easy reach. Transport links are provided by Grimsby Town rail station.

Description

The property comprises a three bedroom detached bungalow. The property requires a program of refurbishment.

Accommodation

Ground Floor

Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

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



LOT 142

By Order of the Executors 98 Hainton Avenue, Grimsby, South Humberside DN32 9LQ

*Guide Price
£40,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Ainslie Park are within easy reach. Transport links are provided by Grimsby Docks 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 a rear garden.



LOT 143

**26 Rockhouse Street, Liverpool,
Merseyside L6 4AP*****Guide Price
£20,000+****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 The Newsham Park are within easy reach. Transport links are provided by Edge Hill rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 144

**By Order of the Executors
Willow Trees, Bilsington, Ashford,
Kent TN25 7JY*****Guide Price
£125,000+****A Vacant Grade II Listed 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.

Description

The property comprises a Grade II Listed 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.

EPC Rating F**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.



LOT 145

By Order of the Executors
3 Courtlands Close, Goring-by-Sea, Worthing,
West Sussex BN12 4BT

*Guide Price
£250,000+

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 146

By Order of the Executors
5 West Street, Todmorden,
Lancashire OL14 5HY

*Guide Price
£50,000+

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 147

By Order of the Executors
**45 Frobisher Road, St. Albans,
 Hertfordshire AL1 5AH**

*Guide Price
£200,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 22nd December 1980 (thus approximately **80 years unexpired**).

Location

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

Description

The property comprises a ground floor two bedroom flat 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



LOT 148

By Order of the Executors
**28 Vespasian Way, Dorchester,
 Dorset DT1 2RD**

*Guide Price
£225,000+

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 Castle Park are within easy reach. Transport links are provided by Dorchester South 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
 WC

First Floor

Three Bedrooms
 Bathroom

Exterior

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



LOT 149 | By Order of the Executors
**57A Station Street, Ashbourne,
Derbyshire DE6 1DE**

*Guide Price
£175,000+

**A Vacant First and Second Floor Four Bedroom Split Level
Maisonette**

Tenure
Flying Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Ashbourne Park are within easy reach. Transport links are provided by the A52.

Description
The property comprises a first and second floor four bedroom split level maisonette situated within an end of terrace building arranged over ground and two upper floors. The property requires a program of refurbishment.

Accommodation
First Floor
Two Reception Rooms
Kitchen

Second Floor
Four Bedrooms
Two Bathrooms



LOT 150 | By Order of the Executors
**189 Moor Lane, Chessington,
Surrey KT9 2AB**

*Guide Price
£125,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 9th October 1987 (thus approximately **61 years unexpired**).

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

Exterior
The property benefits from communal gardens and a private rear garden.

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

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 151

27 Ness Road, Lydd, Romney Marsh,
Kent TN29 9DS*Guide Price
£80,000+**A Vacant Two Bedroom Semi Detached House****Tenure**
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of The Rype Park are within easy reach. Transport links are provided by the A259.

Description

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

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

The property benefits from rear garden.



LOT 152

By Order of the Executors
50 Mount Pleasant Road, Wisbech,
Cambridgeshire PE13 3NE*Guide Price
£100,000+**A Vacant Grade II Listed 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 Wisbech Park are within easy reach. Transport links are provided by the A1101.

Description

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

Accommodation
Ground FloorTwo Reception Rooms
Kitchen
Bathroom**First Floor**

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 153

By Order of the Executors
54 Stapleford Close, Manchester,
Lancashire M23 2SJ

*Guide Price
£145,000+

A Vacant Two Bedroom Semi Detached House

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 1977 (thus approximately 950 years unexpired).

Location

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

First Floor

Two Bedrooms
Bathroom

Exterior

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



LOT 154

Land on the South West Side of Grange Road, Tuffley,
Gloucester, Gloucestershire GL4 0SH

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 6.2 Acres / 25,091 sq m / 270,077 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 Randwick Park are within easy reach. Transport links are provided by Gloucester rail station.

Description

The lot comprises land and roadways measuring approximately 6.2 Acres / 25,091 sq m / 270,077 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 155

**Plot 1 Part of Land Abutting East Church Road, Margate,
Kent CT9 3EP*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.07 Acres / 283 sq m / 3,046 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.07 Acres / 283 sq m / 3,046 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 156

**Land on the South Side of The Common Patchway,
Bradley Stoke, Gloucestershire BS32 9DB*****Guide Price
£1,000+****Land and Roadways Measuring Approximately 4 Acres / 16,187 sq m / 174,235 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 Three Brooks Local Nature Reserve are within easy reach. Transport links are provided by Patchway rail station.

Description

The lot comprises land and roadways measuring approximately 4 Acres / 16,187 sq m / 174,235 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

Land on the North Side of Phernyssick Road, St Austell, Cornwall PL25 3UY

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 1.9 Acres / 7,689 sq m / 82,764 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 Linear Park are within easy reach. Transport links are provided by St Austell rail station.

Description

The lot comprises land and roadways measuring approximately 1.9 Acres / 7,689 sq m / 82,764 sq ft.

Note

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



LOT 158

Part of Land Abutting Trenoweth Road, Falmouth, Cornwall TR11 5GH

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.12 Acres / 486 sq m / 5,231 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 0.12 Acres / 486 sq m / 5,231 sq ft.

Note

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



LOT 159

Land and Buildings on the East Side of Swindon Lane, Cheltenham, Gloucestershire GL51 9LQ

*Guide Price
£1,000+

A Plot of Land and Roadways Measuring Approximately 4.24 Acres / 17,159 sq m / 184,698 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 Elmfield Park are within easy reach. Transport links are provided by Cheltenham Spa rail station.

Description

The lot comprises a plot of land and roadways measuring approximately 4.24 Acres / 17,159 sq m / 184,698 sq ft.

Note

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



LOT 160

Land Lying to the South East of Carclaze Road, St. Austell, Cornwall PL25 3UZ

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 1.3 Acres / 5,261 sq m / 56,629 sq ft

Tenure

Freehold

Location

The land 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 St Austell rail station.

Description

The lot comprises a plot of land measuring approximately 1.3 Acres / 5,261 sq m / 56,629 sq ft.

Note

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



LOT 161

Land on the West Side of Hesters Way Lane, Cheltenham, Gloucestershire GL51 0NA

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 1.4 Acres / 5,666 sq m / 60,988 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 Springfields Park are within easy reach. Transport links are provided by Cheltenham Spa rail station.

Description

The lot comprises land and roadways measuring approximately 1.4 Acres / 5,666 sq m / 60,988 sq ft.

Note

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



LOT 162

Part of Land Abutting South Street, St. Austell, Cornwall PL25 5BN

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.12 Acres / 486 sq m / 5,231 sq ft

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.12 Acres / 486 sq m / 5,231 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

**Plot 2 Part of Land Abutting Halstead Gardens, Margate,
Kent CT9 3EP*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.04 Acres / 162 sq m / 1,744 sq ft****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.04 Acres / 162 sq m / 1,744 sq ft.

Note

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



LOT 164

**Land on the South Side of Kilkenny Lane, Carterton,
Oxfordshire OX18 1NA*****Guide Price
£1,000+****Land and Roadways Measuring Approximately 2.39 Acres / 9,672 sq m / 104,108 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 Empire Drive Play Park are within easy reach. Transport links are provided by Shipton rail station.

Description

The lot comprises land and roadways measuring approximately 2.39 Acres / 9,672 sq m / 104,108 sq ft.

Note

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



LOT 165

Land at Church Road, Lydney, Gloucestershire GL15 5TH

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 3.68 Acres / 14,892 sq m / 160,296 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 Bathurst Park are within easy reach. Transport links are provided by Lydney rail station.

Description

The lot comprises land and roadways measuring approximately 3.68 Acres / 14,892 sq m / 160,296 sq ft.

Note

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



LOT 166

Portfolio of Fifty Seven Land Plots and Roadways

*Guide Price
£1,000+

A Portfolio of Fifty Seven Freehold Plots of Land and Roadways. Total Portfolio of Land Measuring Approximately 86 Acres.

Description

The lot comprises a portfolio of fifty seven plots of land and roadways. Please refer to the legal pack for further information on each plot.

Note

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



LOT 167

**Plot 1 Part of Land Abutting Henley Road, Cheltenham,
Gloucestershire GL51 0NA*****Guide Price
£1,000+****A Plot of Land Measuring Approximately 0.02 Acres / 81 sq m / 872 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 0.02 Acres / 81 sq m / 872 sq ft.

Note

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



LOT 168

**Land and Garage at 94 Saturn Way, Hemel Hempstead,
Hertfordshire HP2 5PD*****Guide Price
£5,000+****A Vacant Single Storey Lock Up Garage Situated on a Plot of
Land Measuring Approximately 33 sq m (355 sq ft)****Tenure**

Freehold

Location

The land and garage is situated on a residential road close to local shops and amenities. The open spaces of Keens Field are within easy reach. Transport links are provided by Hemel Hempstead rail station.

Description

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 33 sq m (355 sq ft).



LOT 169

9 Collins Row, Rhymney, Tredegar, Gwent NP22 5QL

*Guide Price
£60,000+

A Vacant Four Bedroom Grade II Listed Mid Terrace House

Tenure
Freehold

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

Description
The property comprises a four bedroom Grade II Listed mid terrace house arranged over ground and three upper floors. The property requires a program of refurbishment.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Second Floor
Two Bedrooms

Third Floor
Loft Room

EPC Rating G



LOT 170

Cooriedoon Nursing Home, Main Street, Whiting Bay, Brodict, North Ayrshire KA27 8QH

*Guide Price
£275,000+

A Vacant Twenty Seven Bedroom Detached Former Nursing Home

Tenure
Freehold

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

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

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

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

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

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

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



LOT 170A | 24 Lowerhouse Lane, Burnley, Lancashire BB12 6HU

*Guide Price
£80,000+

A Two Bedroom Mid Terrace House Offered with Vacant Possession

Location

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

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 1st November 1896 (thus approximately **870 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 170B | 5 Rylands Street, Burnley, Lancashire BB10 1RG

*Guide Price
£60,000+

A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,720 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bank Hall Park are within easy reach. Transport links are provided by Burnley 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 for a term of 6 months commencing 26th February 2022 at a rent of £560 per calendar month.

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 19th July 1881 (thus approximately **955 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Shower Room

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 171

**St. Lukes Court 2 Whyteleafe Hill, Whyteleafe,
Surrey CR3 0FJ**

*Guide Price
£60,000-£85,000

**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
Two Bathrooms

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 172

**20 Norcliffe Street, Middlesbrough,
Cleveland TS3 6PN**

*Guide Price
£29,000+

**A Three Bedroom Mid Terrace House Offered with Vacant
Possession**

Tenure

Freehold

Location

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

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

Double Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 172A

166 Wooldridge Close, Feltham, Middlesex TW14 8BH

*Guide Price
£180,000+

A Second Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 155 year lease from 1st September 2006 (thus approximately **135 years unexpired**).

Accommodation

Second Floor

Reception Room
Kitchen
Two Bedrooms (one en-suite)
Bathroom

On the Instructions of



LOT 173

By Order of the LPA Receivers The Hub 77 Queen Street, and Land on the West Side of Elms Avenue, Ramsgate, Kent CT11 9BD

*Guide Price
£80,000+

A Vacant Detached Unit. 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 Vale Square Gardens are within easy reach. Transport links are provided by Ramsgate rail station.

Description

The property comprises a vacant detached unit.

Note

We are informed that the property benefits from Class E use.

Accommodation

Ground Floor

Studio/Office
Kitchen
Shower Room

Exterior

The property benefits from a rear courtyard.



LOT 174

**Apartment 323, The Gatehaus, Leeds Road, Bradford,
West Yorkshire BD1 5BL**

*Guide Price
£25,000-£45,000

A Fifth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2007 (thus approximately **982 years unexpired**).

Location

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

Description

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

Note

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

Accommodation

Fifth Floor

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

Tenancy

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

EPC Rating C



LOT 174A

**Brooklyn Farm Broom Dykes, Houghton Bank,
Heighington, Darlington, County Durham DL2 2XL**

*Guide Price
£270,000+

A Vacant Four Room Detached Former Farmhouse and Outbuildings Situated on a Substantial Plot of Land Measuring Approximately 5 Acres (20,234 sq m). Potential for Conversion (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Description

The property comprises a four room detached former farmhouse arranged over ground and first floors with a single storey side extension and outbuildings all situated on a plot of land measuring approximately 5 acres (20,234 sq m).

Planning

Darlington Borough Council granted the following planning permission (ref: 10/00161/LU) on 11th May 2010 : 'Certificate of lawfulness (existing development) for the use of Broomdykes Cottage as a separate dwelling'. Planning has now lapsed.

EPC Rating G

Location

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

Accommodation

Ground Floor

Three Reception Rooms
Kitchen
Bathroom
Store Room
Cloakroom

First Floor

Three Rooms
Bathroom

Exterior

The property benefits from rear outbuildings currently used as a storage site.



LOT 175

**6 Hulne Terrace, Newcastle upon Tyne,
Tyne and Wear NE15 8SN*****Guide Price
£20,000-£40,000****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 175A

**Land Adjacent To Salto Centre, Charlton Road, Andover,
Hampshire SP10 4AJ*****Guide Price
£20,000-£40,000****A Plot of Land Measuring Approximately 0.7 Acres / 3,154 sq m
(33,965 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 0.7 Acres / 3,154 sq m (33,965 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 176 | 1 Cross Street, Skegness, Lincolnshire PE25 3RH

*Guide Price
£40,000+

A Three Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £9,000 Per Annum

Tenure

Freehold

Location

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

Description

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

Tenancy

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 177 | 4 Wellington Court, Grimsby, South Humberside DN32 7JY

*Guide Price
£30,000+

A Ground and First Floor Two Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £6,600 Per Annum

Location

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

Description

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

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 21st November 2025 at a rent of £550 per calendar month. The lease is supported by a personal guarantor.

Tenure

Leasehold. The property will be sold on a long lease.

Accommodation

Ground Floor

Kitchen/Diner
Bedroom
Storage Room

First Floor

Reception Room
Bedroom
Bathroom

EPC Rating D



LOT 178 | 6 Wellington Court, Grimsby, South Humberside DN32 7JY

*Guide Price
£28,000+

A Vacant First Floor One Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property will be sold on a long lease.

Accommodation

First Floor

Open Plan Reception/Kitchen
Bedroom
Bathroom



LOT 179 | 93 Quarn Way, Derby, Derbyshire DE1 3HU

*Guide Price
£40,000+

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 17th January 2003 (thus approximately **102 years unexpired**).

Location

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

Description

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

Accommodation

Second Floor

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 180

11 Seaside Lane, Easington Colliery, Peterlee, County Durham SR8 3PF

*Guide Price
£40,000+

A Mid Terrace Building Arranged to Provide a Vacant Ground Floor Shop and a First Floor One Bedroom Flat Let Producing £5,400 Per Annum

Tenure
Freehold

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

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

Accommodation
Ground Floor
Retail Shop

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy
The flat is subject to an Assured Shorthold Tenancy at a rent of £450 per calendar month. A section 21 has been served.



LOT 180A

Flat 1, 48 Dover Road, Folkestone, Kent CT20 1LD

*Guide Price
£35,000-£70,000

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 181

**105 Collingwood Court, Washington,
Tyne And Wear NE37 3EF*****Guide Price
£10,000-£20,000****A Vacant Second and Third Floor Two Bedroom Split Level Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 19th November 1987 (thus approximately 87 years unexpired).

Location

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

Description

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

EPC Rating E**Accommodation****Second Floor**

Two Reception Rooms
Kitchen

Third Floor

Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private balcony.



LOT 182

**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 182A

1A St Rule Street, Lambeth,
London SW8 3EH

*Guide Price
£45,000+

A Vacant Ground Floor Unit. Potential to Convert in to Residential Use (Subject to Obtaining all Relevant Consents)

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2019 (thus approximately **118 years unexpired**).

Location

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

Note

The seller has advised that the freeholder has consented to change of use, subject to obtaining all relevant consents.

Description

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

Accommodation

Ground Floor
Unit



LOT 183

11 Barossa Street, Perth,
Perth and Kinross PH1 5NR

*Guide Price
£25,000-£55,000

A Vacant Commercial Building Arranged to Provide First and Second Floor Office Rooms. Offered With Planning Permission to Convert into a Two Bedroom House

Tenure

Freehold

Location

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

Description

The property comprises a commercial building arranged to provide first and second floor offices. The property requires a program of refurbishment.

Accommodation

Ground Floor
Office Room
Kitchen
WC's

First Floor

Office Room

Planning

Perth and Kinross Borough Council granted the following planning permission (ref: 24/01824/FLL) on 19th February 2025 : 'Change of use and alterations to office to form dwellinghouse'.



LOT **184****33 Frederick Street, Seaham,
County Durham SR7 7HX*****Guide Price
£23,000+****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 The Slope Beach are within easy reach. Transport links are provided by Seaham rail station.

Description

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

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 2nd October 1997 (thus approximately **971 years unexpired**).

Accommodation**Ground Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating CLOT **185****Unit E20A Scholars Village, 135 Great Horton Road,
Bradford, West Yorkshire BD7 1QG*****Guide Price
£2,000+****A Vacant Fourth Floor Studio Flat****Tenure**

Leasehold. The property is held on a 250 year lease from 2nd November 2016 (thus approximately **241 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 Bradford Forster Square station. The property is walking distance to the University of Bradford.

Description

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

Accommodation**Fourth Floor**

Studio Room
Bathroom



LOT 186

Unit E19F Scholars Village, Great Horton Road, Bradford, West Yorkshire BD7 1QG

*Guide Price
£2,000+

A Vacant Fourth Floor Studio Flat

Tenure Leasehold. The property is held on a 250 year lease from 2nd November 2016 (thus approximately 241 years unexpired).	Description The property comprises a fourth floor studio flat situated within a purpose built block arranged over ground and six upper floors.
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 Bradford Forster Square station. The property is walking distance to the University of Bradford.	Accommodation Fourth Floor Studio Room Bathroom



LOT 187

Unit 3-08 Avalon Court, 1 Glasshouse Street, Nottingham, Nottinghamshire NG1 3BZ

*Guide Price
£15,000-£30,000

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 Victoria Park are within easy reach. Transport links are provided by Nottingham rail station.	Tenure Leasehold. The property is held on a 250 year lease from 21st May 2015 (thus approximately 239 years unexpired).
Description The property comprises a third floor studio flat situated within a purpose built block arranged over ground and three upper floors.	Accommodation Third Floor Studio Room Kitchen Bathroom



LOT **188****Garage at 46 Salters Way, Dunstable,
Bedfordshire LU6 1BT*****Guide Price
£5,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

Location

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

Description

The property comprises a single storey lock up garage.

LOT **189****Land at Nicola Close, Harrow,
Middlesex HA3 5HZ*****Guide Price
£65,000+****A Plot of Land Measuring Approximately 349 sq m (3,756 sq ft).
Potential for Development (Subject to Obtaining all Relevant
Consents)****Tenure**

Freehold

Location

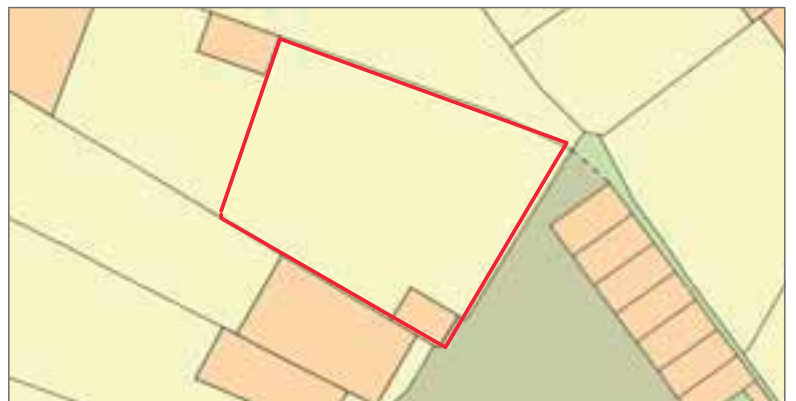
The land is situated on a residential road close to local shops and amenities. The open spaces of Byron Park are within easy reach. Transport links are provided by Harrow & Wealdstone underground (Bakerloo line), rail and overground stations. Please note access is via Nicola Close.

Description

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

Note

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



LOT 190 | Land at Green Lane, Warlingham, Surrey CR6 9EE

*Guide Price
£30,000+

A Plot of Land with an Existing Structure Situated on the Site Measuring Approximately 533 sq m (5,737 sq ft)

Tenure

Freehold

Location

The land is situated close to local shops and amenities. The open spaces of Warlingham School Common are within easy reach. Transport links are provided by Upper Warlingham rail station.

Description

The lot comprises a plot of land with an existing structure measuring approximately 533 sq m (5,737 sq ft).

Further Information

The land opposite the site has a pending planning application for 50 houses and a care home of up to 72 bedrooms.

Note

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



LOT 191 | Land to the Right of 13-23 Meadway, Trowbridge, Wiltshire BA14 9TF

*Guide Price
£14,000+

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 192

Land Adjacent to 29 Selby Crescent, Freshbrook, Swindon, Wiltshire SN5 8PE***Guide Price
£10,000+****A Plot of Land Measuring Approximately 188 sq m (2,025 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 188 sq m (2,025 sq ft). Plans have been drawn up for the erection of 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.

Location

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



LOT 193

Land and Roadways at Linkfield, West Molesey, Surrey KT8 1SD***Guide Price
£1,000+****Land and Roadways Measuring Approximately 20,085 sq m (216,193 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 Hurst Park are within easy reach. Transport links are provided by Hampton Court rail station.

Description

The lot comprises land and roadways measuring approximately 20,085 sq m (216,193 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

Land and Roadways at Rodmill Drive, Eastbourne, East Sussex BN21 2RD

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 45,243 sq m (486,996 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises land and roadways measuring approximately 45,243 sq m (486,996 sq ft).

Note

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



LOT 195

Land and Roadways at Nyland Road, Swindon, Wiltshire SN3 3RJ

*Guide Price
£1,000+

Land and Associated Roadways Measuring Approximately 15 Acres / 60,703 sq m (653,402 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 Buckhurst Field are within easy reach. Transport links are provided by Swindon rail station.

Description

The lot comprises land and associated roadways measuring approximately 15 Acres / 60,703 sq m (653,402 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

Flat 34 Hugh Gaitskell House, Butler Road, Harlesden, London NW10 9RT***Guide Price
£220,000+****A First Floor Three Bedroom Flat****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 Stonebridge Park underground station (Bakerloo line) and rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 1st October 2002 (thus approximately **101 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from a balcony.



LOT 197

Land and Buildings at Forres Road, Sheffield, South Yorkshire S10 1WE***Guide Price
£10,000+****A Ground Rent Investment Secured Upon 32 Terraced Houses Producing a Combined Ground Rent of £52.20 Per Annum****Tenure**

Freehold

Location

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

Description

The property comprises 32 terraced houses arranged over ground and first floors.

Tenancy

The 32 houses are all sold off on 800 year leases with a minimum of 684 years remaining producing a combined ground rent of £52.20 per annum. Please refer to the legal pack for a full tenancy schedule.

Note

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



LOT 198

Land Adjacent to 1A Selborne Road, Croydon, Surrey CR0 5JQ

*Guide Price
£30,000-£50,000

A Plot of Land Measuring Approximately 313 sq m (3,369 sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 313 sq m (3,369 sq ft). Plans have been drawn up for the erection of a four bedroom detached house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required, tree preservation orders in place and any previous planning history in respect of this site.

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

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



LOT 199

Garage at 29 Byron Close, Basingstoke, Hampshire RG24 9BN

*Guide Price
£7,000+

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

Description
The property comprises a single storey lock up garage.



LOT 200

**Land at Southall Road, Dawley, Telford,
Shropshire TF4 3NA*****Guide Price
£5,000+****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 200A

**Land to the Side of 2 School Road, Silver End, Witham,
Essex CM8 3RZ*****Guide Price
£20,000+****A Plot of Land Measuring Approximately 155 sq m (1,675 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 155 sq m (1,675 sq ft). Plans have been drawn up for the erection of house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Silver End Memorial Gardens are within easy reach. Transport links are provided by White Notley 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 200B

Land to the Rear of 2 School Road, Silver End, Witham, Essex CM8 3RZ

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 115 sq m (1,243 sq ft)

Tenure

Freehold

Location

The land 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 lot comprises a plot of land measuring approximately 115 sq m (1,243 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 201

Land on the East Side of Owlsmoor Road, Sandhurst, Berkshire GU47 0TP

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 376 sq m (4,047 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 376 sq m (4,047 sq ft).

Note

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



LOT 202

Land South of Stoke Valley Road, Exeter, Devon EX4 5HG

*Guide Price
£1,000-£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 203

Garage to the Rear of 1 The Link, Houghton Regis, Dunstable, Bedfordshire LU5 5HQ

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 63 sq m (678 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 63 sq m (678 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 204 | Land Adjacent to 89 Stanley Road, Teddington, Middlesex TW11 8SY

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 32 sq m (344 sq ft) Let to the Council Producing £100 Per Annum

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 32 sq m (344 sq ft).

Tenancy

The property is let to the Council at a rent of £100 per annum from 2013. Please refer to the legal pack for more 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 205 | Forecourt, Colenzo Drive, Andover, Hampshire SP10 1LF

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 261 sq m (2,814 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 261 sq m (2,814 sq ft).

Note

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



LOT 206

Part of Land On The North West Side Oxney Road, Peterborough, Cambridgeshire PE1 5RX

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 0.1 Acres / 409 sq m/ 4,400 sq ft

Location

The land is situated on a residential road close to local shops and amenities. There are numerous open spaces of within easy reach. Transport links are provided by the A16.

Description

The lot comprises a plot of land measuring approximately 0.1 Acres / 409 sq m/ 4,400 sq ft.

Planning

Plans have been drawn up for the erection of two dwellings. 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.

Tenure

Freehold

Note

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



LOT 207

A Portfolio of Eleven Plots of Land and Roadways

*Guide Price
£1,000+

A Portfolio of Eleven Freehold Plots of Land and Roadways

Note

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

Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.

Address	Title Number
Land On The South Side Of The Linslade-Soulbury Road, Leighton Buzzard	BD23866
Owlsmoor Road, Sandhurst	BK116292
Land On The North-East Side Of Woodlands Park Road, Bray	BK143804
Land And Buildings At Victoria Industrial Estate, Hebburn	TY438884
Land At Hownsgill Industrial Estate, Knitsley Lane, Consett	DU284733
Land And Buildings At Dabble Duck Industrial Estate, Shildon	DU284731
Land At Station Court, Haltwhistle	ND143483
Land At Greencroft Industrial Park, Anfield Plain	DU284732
Land At High Force Road, Riverside Park Industrial Estate, Middlesbrough	CE186091
Land And Buildings At Skelton Industrial Estate, Skelton In Cleveland, Saltburn-By-The-Sea	CE186090
Land And Buildings At Oakesway Industrial Estate, Hartlepool	CE186135



LOT 208 | 144 Peerless Drive, Harefield, Uxbridge, Middlesex UB9 6JQ

*Guide Price

Sold Prior

A First and Second Floor Two Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 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 Denham Quarry Woodlands are within easy reach. Transport links are provided by Denham rail station.

Description

The property comprises a first and second floor two bedroom split level flat situated within a mid terrace block. The property requires a program of refurbishment.

EPC Rating C

Accommodation

First Floor

Reception Room
Kitchen
Bathroom

Second Floor

Two Bedrooms

Exterior

The property benefits from an allocated parking space a rear garden.

On the Instructions of



LOT 209 | Unit 5-13 Maid Marian House, 56 Hounds Gate, Nottingham, Nottinghamshire NG1 6BB

*Guide Price

Sold Prior

A Vacant Fifth Floor Studio Flat

Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2015 (thus approximately **239 years unexpired**).

Location

The property is situated within Nottingham city centre to local shops and amenities. The open spaces of Forest Recreation Ground are within easy reach. Transport links are provided by Nottingham rail station.

Description

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

Accommodation

Fifth Floor

Studio Room
Bathroom



LOT 210

**52 Mansfield Road, Skegby, Sutton-in-Ashfield,
Nottinghamshire NG17 3EQ***Guide Price
Sold Prior**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and a First Floor Two Bedroom Flat****Tenure**

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide a ground floor commercial unit and a first floor two bedroom flat.

Accommodation

Ground Floor
Commercial Unit
Two Rooms

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden an outbuilding and a garage, access is via the service road to the rear of the property.



LOT 211

**2c Hotel Street, Coalville,
Leicestershire LE67 3EP***Guide Price
Sold Prior**A Vacant End of Terrace Building Arranged to Provide a Ground Floor Retail Unit with First Floor Ancillary Space****Tenure**

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Coalville Park are within easy reach. Transport links are provided by the M1 to the east..

Description

The property comprises an end of terrace building arranged to provide a ground floor retail unit with first floor ancillary space.

Accommodation

Ground Floor
Retail Unit

First Floor

Ancillary Space

Note

The vendor has advised that once refurbished, this property can be let for circa £12,000 per annum. Buyers are deemed to rely on their own enquiries.



LOT 212

**First and Second Floor Flat, 158 Crockhamwell Road,
Woodley, Wokingham, Berkshire RG5 3JH**

*Guide Price
Sold Prior

**A First and Second Floor Two Bedroom Split Level Flat. Offered
with Vacant Possession**

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.

Note

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

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)

EPC Rating E



LOT 213

**Flat 2107 Westbeach Resort, Bath Hotel Road, Westward
Ho!, Devon EX39 1LQ**

*Guide Price
Sold Prior

A Vacant Raised Ground Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 15th February 2012 (thus approximately 111 years unexpired).

Accommodation

Raised Ground Floor

Reception Room

Kitchen

Two Bedrooms

Bathroom

Joint Auctioneers

Daria Preis



LOT 214

Flat 2106 Westbeach Resort, Bath Hotel Road, Westward Ho!, Devon EX39 1LQ

*Guide Price
Sold Prior**A Vacant Raised Ground Floor Two Bedroom Flat****Location**

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

Description

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

Exterior

The property benefits from a private balcony.

EPC Rating D**Tenure**

Leasehold. The property is held on a 125 year lease from 15th February 2012 (thus approximately **111 years unexpired**).

Accommodation**Raised Ground Floor**

Reception Room

Kitchen

Two Bedrooms

Bathroom

Joint Auctioneers

Daria Preis



LOT 215

Flat 2210 Westbeach Resort, Bath Hotel Road, Westward Ho!, Devon EX39 1LQ

*Guide Price
Sold Prior**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 Westward Ho! Beach are within easy reach. Transport links are provided by Barnstaple rail station.

Description

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

Exterior

The property benefits from a private balcony.

EPC Rating D**Tenure**

Leasehold. The property is held on a 125 year lease from 15th February 2012 (thus approximately **111 years unexpired**).

Accommodation**First Floor**

Reception Room

Kitchen

Two Bedrooms

Bathroom

Joint Auctioneers

Daria Preis



LOT 216 | 59 Moffat Road, Thornton Heath, Surrey CR7 8PY

*Guide Price
Sold Prior

A Vacant Three Bedroom 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 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 three bedroom mid terrace house arranged over ground and first floors.

EPC Rating D

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 217 | Rear of, 62-64 Newport Street, Bolton, Lancashire BL1 1PE

*Guide Price
Sold Prior

A Vacant Single Storey Commercial Building. Potential for Redevelopment (Subject to Obtaining all Relevant Consents)

Tenure

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

Location

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

Description

The property comprises a single story commercial building.

Accommodation

Ground Floor
Commercial Building



LOT 218

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**

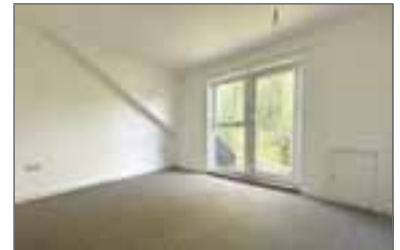
Reception Room
Open Plan Kitchen/Dining Room
Utility Room
Bedroom/Study
Separate WC

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

Next auction: 11th February & 12th February

We're now taking entries for this auction.

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

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

auctionhouselondon.co.uk



Common Auction Conditions (Edition 4)

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

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

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

SALE CONDITIONS

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

GLOSSARY

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

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

APPROVED FINANCIAL INSTITUTION

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

ARREARS

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

ARREARS SCHEDULE

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

READY TO COMPLETE

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

AUCTION CONDUCT CONDITIONS

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

A1

A1.1

A1.2

INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

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

A2

A2.1

A2.2

A2.3

A2.4

A2.5

A2.6

A3

A3.1

A3.2

A3.3

A3.4

A3.5

A4

A4.1

A4.2

A4.3

A4.4

A5

A5.1

A5.2

A5.3

A5.4

A5.5

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

OUR ROLE

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

OUR decision on the conduct of the AUCTION is final.

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

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

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

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

BIDDING AND RESERVE PRICES

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

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

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

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

THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

THE CONTRACT

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

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

YOU must before leaving the AUCTION

- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

If YOU do not WE may either

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
- (b) sign the SALE MEMORANDUM on YOUR behalf.

The deposit

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

- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for

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

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

Common Auction Conditions (Edition 4)

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

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

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

MONEY LAUNDERING REGULATIONS

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

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

- At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months [a list of acceptable ID documents can be seen below]:**
- Photographic evidence of identity**
- Current signed Passport
 - Current full UK/EU photo card driving licence
 - Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
 - Firearm or shotgun certificate
 - Resident permit issued by the Home Office to EU National
- Evidence of Residence**
- Current full UK/EU photo card driving licence (if not used to prove identity)
 - Utility bill issued in last three months (not mobile phone)
 - Recent bank/ building society/ mortgage/ credit card statement
 - Current house/ motor insurance certificate
 - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
 - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
 - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

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

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2026 Auction Schedule

Wednesday 11th February & Thursday 12th February
Wednesday 18th March & Thursday 19th March
Wednesday 22nd April & Thursday 23rd April
Wednesday 27th May & Thursday 28th May
Wednesday 24th June & Thursday 25th June
Wednesday 29th July & Thursday 30th July
Wednesday 2nd September & Thursday 3rd September
Thursday 7th October & Friday 8th October
Wednesday 11th November & Thursday 12th November
Wednesday 9th December & Thursday 10th December

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