

**NEW LOTS  
ADDED!**

**Auction  
House  
LONDON**

**TWO DAY AUCTION**  
11th & 12th February 2026

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**





February 2026

**Wednesday 11th February**

**Commencing at 9.30am**

**Thursday 12th February**

**Commencing at 9.30am**

**VIA LIVE STREAM  
REGISTERED BIDDING ONLY**

**Auction  
House  
LONDON**

## **Auction House London**

### **2026 Auction Schedule**

Wednesday 28th January

Wednesday 11th February & Thursday 12th February

Wednesday 4th March

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

Wednesday 7th October & Thursday 8th October

Wednesday 11th November & Thursday 12th November

Wednesday 9th December & Thursday 10th December

Auction House London

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Hampstead, London NW3 6AL

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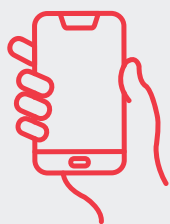
[auctionhouSELondon.co.uk](https://www.auctionhouSELondon.co.uk)

**# extracting  
every last BID**

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## THREE WAYS TO BID AT OUR AUCTION



### Telephone Bidding

You can bid real time over the phone.



### Proxy Bidding

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



### Internet Bidding

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

Complete the form online at the following link  
[auctionhouselondon.co.uk/register-to-bid](https://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 [auctionhourelondon.co.uk](http://auctionhourelondon.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 online before the auction begins. 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 to download. 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 £1,800 (£1,500 + 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@auctionhourelondon.co.uk](mailto:info@auctionhourelondon.co.uk)



# Meet the Team

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



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**Andrew Binstock**  
Co-Founder & Auctioneer



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## OUR 2026 AUCTION SCHEDULE

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Wednesday **7th October** & Thursday **8th October**

Wednesday **11th November** & Thursday **12th November**

Wednesday **9th December** & Thursday **10th December**

**Our total figures for 2025 are**



**2,428**

Lots Offered



**1,636**

Lots Sold



**£311 million**

Total Raised



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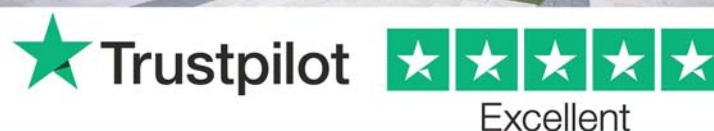
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# Buying at Auction

**Auction  
House  
LONDON**

## I am interested in a lot...

### Want to book a viewing?

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

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

### How do I register for the legal pack?

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

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

## I am ready to bid...

### How do I register to bid?

You can bid safely from your home or 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](http://www.auctionhouselondon.co.uk)).





**Auction  
House  
LONDON**



Lots 1 - 184

**Next Page >>>**

LOT 1

**105-107 Harrington Road, South Norwood,  
London SE25 4NP**\*Guide Price  
**£350,000+**

**A Vacant Unmodernised End of Terrace Building Arranged To Provide Two Self Contained Maisonettes Potential for Reconfiguration and To Extend Into The Loft (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 rail station.

**Description**

The property comprises an end of terrace building arranged to provide two self contained maisonettes arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation****No 105 - Ground Floor**

Three Rooms  
Kitchen

**No 107 - First Floor**

Three Rooms  
Kitchen  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 2

**77 Rickmansworth Road, Pinner,  
Middlesex HA5 3TJ**\*Guide Price  
**£250,000+**

**A Vacant Four Bedroom Mid Terrace House**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Montesole Playing Fields are within easy reach. Transport links are provided by Northwood Hills underground station (Metropolitan line) and Hatch End overground station.

**Description**

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

**Note**

A garage associated with the property is being sold as a separate lot on 12th February as lot 270.

**Tenure**

Freehold

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Four Bedrooms

**Exterior**

The property benefits from a rear garden.





LOT 3

6 Week Completion Available  
**86 Brighton Road, South Croydon,  
Surrey CR2 6AD**

\*Guide Price  
**£230,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Location

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

#### Description

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

#### Tenure

Freehold

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen  
Utility Room

##### First Floor

Three Bedrooms  
Bathroom  
Separate WC

**EPC Rating E**



LOT 4

6 Week Completion Available  
**6 Eldon Avenue, Borehamwood,  
Hertfordshire WD6 1PP**

\*Guide Price  
**£110,000+**

### 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 Aberford Park are within easy reach. Transport links are provided by Elstree and Borehamwood rail station.

#### Description

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

**EPC Rating D**

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1954 (thus approximately **27 years unexpired**).

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

##### Exterior

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



LOT 5

**64 Hazel Tree Road, Watford,  
Hertfordshire WD24 6RQ****\*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 Stanborough Park are within easy reach. Transport links are provided by Watford underground station (Metropolitan line) and Watford North 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  
Conservatory

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating E**

LOT 6

**6 The Tavern Apartments 105 Tanners Hill, Deptford,  
London SE8 4QD****\*Guide Price  
Sold Prior****A Vacant Second Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 2009 (thus approximately **108 years unexpired**).

**Location**

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

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

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

**Accommodation****Second Floor**

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

**Exterior**

The property benefits from a private balcony.





LOT 7

## 18 Warwick Gardens, London Road, Thornton Heath, Surrey CR7 7NA

\*Guide Price  
**£100,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 95 year lease from 31st August 1976 (thus approximately **45 years unexpired**).

#### Location

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

**EPC Rating C**

#### Description

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

#### Accommodation

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

#### Exterior

The property benefits from communal gardens.



LOT 8

## 17 West Way, Wick, Littlehampton, West Sussex BN17 7LY

\*Guide Price  
**£125,000+**

### 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 Worthing Road Recreation Ground are within easy reach. Transport links are provided by Littlehampton rail station.

#### Description

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

**EPC Rating E**

#### Accommodation

**Ground Floor**  
Reception Room  
Open Plan Kitchen/Dining Room  
Conservatory

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.



LOT 9

**74 Drakefell Road, Nunhead,  
London SE14 5SJ****\*Guide Price  
£650,000+****A Four Bedroom Semi Detached House****Location**

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

**Description**

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

**Exterior**

The property benefits from a rear garden.

**EPC Rating G****Tenure**

Freehold

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

Reception Room

Kitchen

Two Cellar Rooms

WC

**Ground Floor**

Two Reception Rooms

Bedroom

Bathroom

**First Floor**

Three Bedrooms

Kitchen

**Second Floor**

Loft Room



LOT 10

**90 Cheviot Gardens, Cricklewood,  
London NW2 1QA****\*Guide Price  
£400,000+****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 Clitterhouse Playing Fields are within easy reach. Transport links are provided by Golders Green underground station (Northern line) and Hendon rail station.

**Description**

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

**Note**

No. 92 Cheviot Gardens (next door) sold for £875,000 in 2025.

**Accommodation****Ground Floor**

Through Reception Room

Kitchen (Not Fitted)

**First Floor**

Three Bedrooms

Bathroom

**Exterior**

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

**EPC Rating G**



# LOT 11

6 Week Completion Available  
**9 Bulganak Road, Thornton Heath,  
Surrey CR7 8JA**

\*Guide Price  
**£280,000+**

### 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 Thornton Heath Recreation Ground are within easy reach. Transport links are provided by Thornton Heath rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
WC  
**First Floor**  
Three Bedrooms  
Bathroom  
**Exterior**  
The property benefits from a rear garden.  
**EPC Rating** E



# LOT 12

6 Week Completion Available  
**24 Maiden Road, Stratford,  
London E15 4EZ**

\*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 West Ham Park are within easy reach. Transport links are provided by Stratford underground station (Central line) and 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 yard.  
**EPC Rating** G



LOT 13

By Order of the LPA Receivers

**Flat 1 Hamlet Court, High Street, Hornsey,  
London N8 7FJ**\*Guide Price  
**£250,000+****A Vacant Second Floor One Bedroom****Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2003 (thus approximately **976 years unexpired**).

**Location**

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

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

The property comprises a second floor one bedroom flat situated within a purpose built building arranged over ground and four floors. The property benefits from concierge and a gym.

**Accommodation  
Second Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private balcony and communal gardens.



LOT 14

8 Week Completion Available

**61 Bromley Crescent, Bromley,  
Kent BR2 0HA**\*Guide Price  
**£300,000+****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 Church House Gardens are within easy reach. Transport links are provided by Shortlands 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

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



LOT 15

6 Week Completion Available  
13 Parry Road, South Norwood,  
London SE25 6RJ

\*Guide Price  
£270,000+

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 15A

Flat 6 Bedford Court, Green Lanes, Stoke Newington,  
London N16 9DD

\*Guide Price  
£290,000+

**A Vacant First Floor One Bedroom Flat**

**Tenure**

Share of Freehold. The property is held on a 149 year lease from 25th March 1979 (thus approximately 99 years unexpired).

**Location**

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

**EPC Rating D**

**Description**

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

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens.



LOT 16

**Flat 2, 119 Abington Avenue, Northampton,  
Northamptonshire NN1 4QB**

 \*Guide Price  
**£60,000+**
**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 The Racecourse Park are within easy reach. Transport links are provided by Northampton rail station.

**Description**

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

**Exterior**

The property benefits from an allocated parking space

**EPC Rating E**

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1988 (thus approximately **62 years unexpired**).

**Accommodation**

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



LOT 16A

**157 Glenfarg Road, Catford,  
London SE6 1XW**

 \*Guide Price  
**£300,000+**
**A Three Bedroom End of Terrace House. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents). 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 Mountsfield Park are within easy reach. Transport links are provided by Catford Bridge rail station.

**Description**

The property comprises a three bedroom end of 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 and potential for off street parking.

**EPC Rating D**





LOT 17

4 Ryde Avenue, Grantham,  
Lincolnshire NG31 7DY

\*Guide Price  
**£70,000+**

**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 Wyndham Park are within easy reach. Transport links are provided by Grantham rail station.

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

**EPC Rating** F

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

**First Floor**  
Three Bedrooms  
Bathroom

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



LOT 18

6 Week Completion Available  
851 Hertford Road, Enfield,  
Middlesex EN3 6UH

\*Guide Price  
**£270,000+**

**A Vacant Three Bedroom Mid Terrace House. Offered With Planning Permission for a Single Storey Rear Extension and a Loft Extension to Create a Five Bedroom House.**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Painters Lane Open Space are within easy reach. Transport links are provided by Turkey Street overground station (Weaver line) and Waltham Cross rail station.

**Planning**  
Enfield Borough Council granted the following planning permissions (ref: 25/03973/CEA) on 18th November 2025 : 'Rear dormer and dormer to rear outrigger' and (ref: 25/03969/PRH) on 18th November 2025 : 'Single storey rear extension 6m deep x 3m high (3m high to eaves)'.

**EPC Rating** F

**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.



LOT **18A****Flat 11 Vernon Court, Hendon Way, Childs Hill,  
London NW2 2PD**\*Guide Price  
**£450,000+****A Vacant Ground Floor Three Bedroom Flat****Tenure**

Leasehold. The property is held on a 215 year lease from 1st January 1976 (thus approximately **165 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**EPC Rating D**LOT **19****498 North Circular Road, Neasden,  
London NW10 1SP**\*Guide Price  
**£300,000+****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 Gladstone Park are within easy reach. Transport links are provided by Neasden underground station (Jubilee line) and Wembley Stadium 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

**First Floor**

Three Bedrooms  
Bathroom  
WC

**Exterior**

The property benefits from a rear garden.





LOT 20

8 Week Completion Available or Earlier if Required  
**16 Macoma Terrace, Plumstead,  
London SE18 2QN**

\*Guide Price  
**£350,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Plumstead Common are within easy reach. Transport links are provided by Plumstead 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  
Utility Room  
WC/Cloakroom

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from front and rear gardens.



LOT 20A

8 Week Completion Available or Earlier if Required  
**22 Bourne Road, Gravesend,  
Kent DA12 4EB**

\*Guide Price  
**£160,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a three bedroom semi detached house arranged over ground and first floors. We understand the property is of non-standard construction.

**EPC Rating D**

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Conservatory  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



LOT 21

By Order of the Executors  
**15 Petergate, Battersea,  
 London SW11 2UE**

\*Guide Price  
**£650,000+**

**A Vacant Three Bedroom Mid Terrace House. Potential for Extension and 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 Bramford Gardens are within easy reach. Transport links are provided by Clapham Junction overground station and 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

**First Floor**

Three Bedrooms  
 Bathroom

**Total G.I.A Approximately 915 sq ft****Exterior**

The property benefits from a rear garden.



LOT 22

**3 Row Beech Cottages, Watling Street, Kensworth,  
 Dunstable, Bedfordshire LU6 3QT**

\*Guide Price  
**£160,000+**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces easy reach. Transport links are provided by the M1 to the East and Luton rail station.

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
 Kitchen

**First Floor**

Two Bedrooms  
 Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



LOT **22A**

**Flat 1 25 Boswell Road, Thornton Heath,  
Croydon CR7 7RZ**

\*Guide Price  
**£100,000+**

**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 Thornton Heath Recreation Ground are within easy reach. Transport links are provided by Thornton Heath rail station.

**Description**

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

**Exterior**

The property benefits from a private rear garden.

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st January 1986 (thus approximately **58 years unexpired**).

**Accommodation**

**Ground Floor**  
Kitchen  
Two Bedrooms  
Bathroom



LOT **23**

**8 Week Completion Available**  
**14 Malcolm Court, Stanmore,  
Middlesex HA7 4HN**

\*Guide Price  
**£150,000+**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1957 (thus approximately **30 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**EPC Rating C**



LOT 23A

22 Stanley Avenue, Wembley,  
Middlesex HA0 4JB\*Guide Price  
£425,000+**A Vacant Three Bedroom Semi Detached 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 One Tree Hill Recreation Ground are within easy reach. Transport links are provided by Alperton underground station (Piccadilly line) and Stonebridge Park 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  
Shower Room with WC

**First Floor**

Three Bedrooms  
Bathroom  
WC

**Exterior**

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

**EPC Rating E**

LOT 24

4 Poultney Close, Shenley, Radlett,  
Hertfordshire WD7 9JH\*Guide Price  
£220,000+**A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating C**



## LOT 24A | 136A Wrythe Lane, Carshalton, Surrey SM5 2SB

\*Guide Price  
**£120,000+**

### A Vacant Ground and First Floor Two Bedroom Split Level Maisonette

#### Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1981 (thus approximately **80 years unexpired**).

#### Location

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

#### Description

The property comprises a ground and first floor two bedroom split level maisonette situated within a purpose built block.

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from off street parking.

#### EPC Rating C



## LOT 25 | 6 Week Completion Available 63 Goring Way, Greenford, Middlesex UB6 9NW

\*Guide Price  
**£110,000+**

### 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 Ravenor Park are within easy reach. Transport links are provided by South Greenford rail station.

#### Description

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

#### EPC Rating E

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1955 (thus approximately **28 years unexpired**).

#### Accommodation

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

#### Exterior

The property benefits from both front and rear gardens.



LOT 25A

32 Bishops Road, Hanwell,  
London W7 2NY\*Guide Price  
**£450,000+****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 Elthorne Park are within easy reach. Transport links are provided by Boston Manor underground station (Piccadilly line) and West Ealing rail station.

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from front and rear gardens.

**Note**

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

**EPC Rating E**

LOT 26

8 Week Completion Available  
17 Princes Road, Dartford,  
Kent DA1 3HJ\*Guide Price  
**£250,000+****A Vacant Three Bedroom Mid Terrace House. Offered With Planning Permissions for a 6m Rear Extension, a Loft Extension and a Further Planning Application has been Submitted for a Two Storey Rear Extension****Location**

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

**Planning**

Dartford Borough Council granted the following planning permission (ref: 25/01194/LDC) on 12th December 2025: 'Application for a Lawful Development Certificate for proposed loft conversion with rear dormer'.

The following planning application has been submitted to Dartford Council (ref: PP-14671991) on 2nd February 2026 as a joint application with the neighbouring property for the erection of a two storey rear extension. A decision for this application is pending. Auction House London make no representations or warranties with

**Tenure**

Freehold

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
WC  
Conservatory

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating E**



LOT 27

8 Week Completion Available  
**19 Princes Road, Dartford,  
Kent DA1 3HJ**

\*Guide Price  
**£250,000+**

**A Vacant Three Bedroom Mid Terrace House. Offered With Planning Permissions for a 6m Rear Extension, a Loft Extension and a Further Planning Application has been Submitted for a Two Storey Rear Extension**

**Description**

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

**Planning**

Dartford Borough Council granted the following planning permission (ref: 25/01069/PDE) on 27th October 2025 : 'Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension'.

The following planning application has been submitted to Dartford Council (ref: PP-14671991) on 2nd February 2026 as a joint application with the neighbouring property for the erection of a two storey rear extension. 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 residential road close to local shops and amenities. The open spaces of Wilmot Park are within easy reach. Transport links are provided by Crayford rail station.

**Accommodation**

**Ground Floor**

Through Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating E**



**Next auction: 18th March & 19th March**

**We're now taking entries  
for this auction.**

**For further information please call  
Auction House on 020 7625 9007 or  
email: [info@auctionhoucelondon.co.uk](mailto:info@auctionhoucelondon.co.uk)**

[auctionhoucelondon.co.uk](http://auctionhoucelondon.co.uk)



LOT 28

95-97 St. Peters Street, St. Albans,  
Hertfordshire AL1 3EN\*Guide Price  
£700,000+

**A Mixed Use Building Arranged to Provide Two Ground Floor Retail Units Fully Let Producing a Combined £45,000 Per Annum and Three Vacant Flats (1 x Studio, 1 x One Bedroom, 1 x Two Bedroom) on the Upper Floors.**

#### Location

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

#### Description

The property comprises a mixed use building arranged to provide two ground floor retail units and three flats (1 x studio, 1 x one bedroom, 1 x two bedroom) on the upper floors.

95 - D  
97 - C

#### Tenure

Freehold

#### Accommodation

##### Ground Floor

Two Retail Units

##### First Floor

###### Flat 1

Reception Room  
Kitchen  
Two Bedrooms  
Utility Room  
Bathroom  
Separate WC

##### Flat 2

Studio Room with Kitchenette  
Bathroom

##### Second Floor

###### Flat 3

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Tenancy

95 St Peter's Street is subject to a lease for a term of 10 years commencing 28th November 2019 at a rent of £15,000 per annum.

97 St Peter's Street is subject to a lease for a term of 15 years commencing 20th January 2026 at a rent of £30,000 per annum.



## LOT 28A | 1 Greville Place, Maida Vale, London NW6 5JP

\*Guide Price  
**£1,500,000+**

### A Vacant Freehold Grade II Listed Detached House Comprising of Three Flats

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of The Regents Park are within easy reach. Transport links are provided by Kilburn Park underground station (Bakerloo line) and Kilburn High Road overground station.

#### Description

The property comprises a Grade II Listed detached freehold house comprising of three flats (3 x two bedroom) arranged over lower ground, raised ground and first floors. The property requires a program of refurbishment.

#### Accommodation

##### Lower Ground Floor - Flat 1

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

##### Raised Ground Floor - Flat 2

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

##### First Floor - Flat 3

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from large rear garden and front garden. The top floor flat benefits from a private balcony.



## LOT 29 | 6 Week Completion Available 44 River Bank Close, Maidstone, Kent ME15 7RZ

\*Guide Price  
**£125,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st June 1999 (thus approximately 973 years unexpired).

#### Location

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

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from two allocated parking spaces.

#### EPC Rating C



LOT 30

**57A Harrow Road, Leytonstone,  
London E11 3PS**\*Guide Price  
**£230,000+****A Vacant First Floor Two Bedroom Maisonette****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Wanstead Heath are within easy reach. Transport links are provided by Leyton underground station (Central line) and Leytonstone High Road overground station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st January 2004 (thus approximately **77 years unexpired**).

**Accommodation**

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

**EPC Rating C**

LOT 30A

**18 Bromley Road, Beckenham,  
Bromley BR3 5JD**\*Guide Price  
**£1,400,000+**

**A Substantial End of Terrace Freehold Building Arranged to Provide 6 x Two Bedroom Self Contained Flats and Detached Block of Four Garages to the Rear Fully Let Producing £77,700 Per Annum Combined. Re-Development or Break Up Potential (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 Beckenham Green are within easy reach. Transport links are provided by Beckenham Junction rail station.

**Description**

The property comprises a freehold end of terrace building arranged to provide 6 x two bedroom flats and four single storey lock up garages.

**Tenancy**

The property is subject to a six periodic tenancies at a collective rent of £6,475 per calendar month (potential to increase rent), please refer to the legal pack.

**Accommodation**

**Ground Floor**  
Two Flats

**First Floor**  
Two Flats

**Second Floor**  
Two Flats

**Exterior**

The property benefits from four single storey lock up garages.

**EPC Rating C**



LOT 31

## Flat 5 Tabard House, Manciple Street, Southwark, London SE1 4DL

\*Guide Price  
**£275,000+**

### A Vacant First Floor One Bedroom Flat Offered With Permission to Convert into a Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 15th October 2001 (thus approximately 100 years unexpired).

#### Location

The property is situated on a residential road close by to Borough Market. The open spaces of Tabard Gardens are within easy reach. Transport links are provided by Borough underground station (Northern line) and London Bridge rail station.

#### Description

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

#### EPC Rating C

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from residents parking



LOT 31A

## 12A Hutton Grove, Finchley, London N12 8DT

\*Guide Price  
**£1,100,000+**

### A Vacant Two Storey Detached Workshop. Offered with Planning Permission to Demolish the Existing Buildings and Construct a Block of Six Flats

#### 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 West Finchley underground station (Northern line) and New Southgate rail station.

#### Description

The property comprises a two storey detached workshop.

#### Planning

Barnet Borough Council granted the following planning permission (ref: 25/3690/FUL) on 8th September 2025 : 'Demolition of existing buildings and construction of a new part-two part three storey building to form 6no self-contained flats with associated parking, refuse/recycling, cycle storage and landscaping.'

#### Tenure

Freehold

#### Accommodation

##### Ground Floor

Flat 1 - Three Bedroom Flat (92 sqm / 990 sq ft)  
Flat 2 - Two Bedroom Flat (66 sqm / 710 sq ft)

##### First Floor

Flat 3 - Three Bedroom Flat (92 sqm / 990 sq ft)  
Flat 4 - One Bedroom Flat (53 sqm / 570 sq ft)

##### Second Floor

Flat 5 - One Bedroom Flat (51 sqm / 548 sq ft)  
Flat 6 - One Bedroom Flat (54 sqm / 581 sq ft)



LOT 32

**First Floor Flat 84 Tufnell Park Road, Tufnell Park,  
London N7 0DT****\*Guide Price  
£350,000+****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 Whittington Park are within easy reach. Transport links are provided by Tufnell Park underground station (Northern line) and Drayton Park rail station.

**Description**

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

**Tenure**

Share of Freehold. The property is held on a 999 year lease from 24th December 1986 (thus approximately **960 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private roof terrace and permit parking.



LOT 33

**By Order of the LPA Receivers  
17 Bickels Yard 151-153 Bermondsey Street,  
Bermondsey, London SE1 3HA****\*Guide Price  
£285,000+****A Vacant Second Floor Self-Contained Office****Location**

The property is situated in Bickels Yard, which is a commercial and residential development directly off Bermondsey Street. The open spaces of Tanner Street Park are within easy reach. Transport links are provided by London Bridge underground station (Jubilee and Northern line) and Cannon Street rail station.

**Note**

The property is elected for VAT. This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability.

**Tenure**

Long Leasehold. The property is held on a 999 year lease from 1st June 1999 (thus approximately **973 years unexpired**).

**Description**

The property comprises a second floor self-contained office situated within a purpose built development arranged over ground and four upper floors. The building benefits from a lift.

**Accommodation**

**Second Floor**  
Office  
Two Meeting Rooms  
Kitchen  
Bathroom  
Separate WC

**G.I.A Approximately 126 sq m  
(1,359 sq ft)**

**Exterior**

The building benefits from a private courtyard.

**EPC Rating D**





LOT 34

106 Pier Avenue, Clacton-on-Sea,  
Essex C015 1NJ

\*Guide Price  
£110,000+

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Three Reception Rooms  
Kitchen

**First Floor**

Four Bedrooms  
Bathroom  
Separate WC

**Exterior**

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



LOT 35

19 Clough Hall Road, Kidsgrove, Stoke-on-Trent,  
Staffordshire ST7 1AR

\*Guide Price  
£110,000+

**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. The open spaces of Bathpool Park are within easy reach. Transport links are provided by Kidsgrove rail station.

**Description**

The property comprises a house 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  
Utility Room  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



LOT 36

**64 Cecil Road, Rochester,  
Kent ME1 2HS**\*Guide Price  
**£135,000+****A Vacant Three Bedroom Mid Terrace House Potential To Extend Into The Loft (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 Jackson's Field are within easy reach. Transport links are provided by Rochester rail station.

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.



LOT 37

**16 Kingsway Avenue, Paignton,  
Devon TQ4 7AD**\*Guide Price  
**£150,000+****A Vacant Two Bedroom Detached Bungalow. 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 Lancaster Drive Park are within easy reach. Transport links are provided by Paignton rail station.

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Two Bedroom  
Bathroom  
Separate WC  
Garden Room

**Exterior**

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





# LOT 37A

## 16 Sussex Avenue & The Land on The, South West Side of 16 Sussex Avenue, West Bromwich, West Midlands B71 1AZ

\*Guide Price  
**£95,000+**

**A Vacant Three Bedroom Semi Detached House Situated on A Large Plot. 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 Hill Top Park are within easy reach. Transport links are provided by Tame Bridge Parkway rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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



# LOT 38

## 165 Minor Street, Failsworth, Manchester, Lancashire M35 9EP

\*Guide Price  
**£45,000+**

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

**Tenure**  
Freehold

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

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

**EPC Rating C**

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen (removed)

**First Floor**  
Two Bedrooms  
Bathroom

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



LOT **38A****35 Dell Farm Road, Ruislip,  
Middlesex HA4 7TX**\*Guide Price  
**£330,000+****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 Ruislip Lido Beach are within easy reach. Transport links are provided by Ruislip underground station (Metropolitan line) and West Ruislip rail station.

**Description**

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen**First Floor**  
Three Bedrooms  
Bathroom**Exterior**

The property benefits from a garage and a rear garden.

**EPC Rating C**LOT **39****Corner Cottage, North Halls, Binbrook, Market Rasen,  
Lincolnshire LN8 6DQ**\*Guide Price  
**£45,000+****A Vacant Two Bedroom Detached House. Potential for  
Redevelopment (Subject to Obtaining all Relevant Consents)****Tenure**  
Freehold**Location**

The site is situated in a semi-rural location not far from local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A18 to the East.

**Description**

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen (removed)  
Storage Room**First Floor**  
Two Bedrooms**Exterior**

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





LOT 40

16 Bullers Terrace, Redruth,  
Cornwall TR15 1PQ

\*Guide Price  
£40,000+

A Vacant Two Bedroom End of Terrace 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 East End Park are within easy reach. Transport links are provided by Redruth rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms  
Kitchen  
Utility Room  
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 40A

Land and Building On the North East of, 16 Bullers  
Terrace, Redruth, Cornwall TR15 1PQ

\*Guide Price  
£10,000+

A Plot of Land Measuring Approximately 404 sq m (4,355 sq ft)  
Potential To Add a Dwelling/s (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 East End Park are within easy reach. Transport links are provided by Redruth rail station.

Description

The lot comprises a plot of land measuring approximately 404 sq m (4,355 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 41

6 Week Completion Available

**Second Floor Flat, 19 Salliesfield, 51 Kneller Road,  
Kneller Road, Twickenham, Middlesex TW2 7DQ**\*Guide Price  
**£90,000+****A Vacant Second Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 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 Murray Park are within easy reach. Transport links are provided by Whitton 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 with Open Plan Kitchen  
Bedroom  
Bathroom

**EPC Rating E**

LOT 41A

10 Week Completion Available

**The Courtyard, 17 Ajax Avenue, Colindale,  
London NW9 5EY**\*Guide Price  
**£250,000+**

**Three Single Storey Units (1 x One Bedroom, 2 x Two Bedroom)  
Fully Let Producing a Combined £48,514.20 Per Annum  
(Reflecting a Gross Initial Yield of 19%)**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a three single storey units (1 x one bedroom, 2 x two bedroom).

**Accommodation**

**Ground Floor**  
1 x One Bedroom  
2 x Two Bedroom

**Tenancy**

The three units are subject to individual tenancies at a combined rent of £4,042.85 per calendar month.

**Planning**

The property benefits from a certificate of lawful use, a copy of which can be found in the legal pack.





LOT 42

6 Week Completion Available or Earlier if Required  
6A Odeon Parade, Allendale Road, Greenford,  
Middlesex UB6 0RS

\*Guide Price  
£150,000+

### A Vacant First and Second Floor Four Bedroom Split Level Flat

#### Location

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

#### Description

The property comprises a first and second floor four 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 125 year lease from 25th March 2014 (thus approximately 113 years unexpired).

#### Accommodation

**First Floor**  
Reception Room  
Bedroom  
Kitchen

#### Second Floor

Three Bedrooms  
Bathroom  
Separate WC

EPC Rating C



LOT 42A

Ground Floor, 28 Glynfield Road, Harlesden,  
London NW10 9LE

\*Guide Price  
£685,000+

### A Vacant Ground Floor Flat With a Certificate of Lawfulness to be Arranged as Four Self Contained Studio Units. Estimated Rental Value based on the Local Housing Allowance (LHA) Rate is £68,928 Per Annum (Reflecting a Gross Initial Yield of 10%)

#### Tenure

Leasehold. The property is held on a 999 year lease from 28th March 2025 (thus approximately 998 years unexpired).

#### Location

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

#### Description

The property comprises a ground floor flat arranged to provide four self contained studio units situated within a mid terrace building arranged over the ground and first floor.

EPC Rating C

#### Accommodation

**Ground Floor**  
4 x Studio Units

#### Note

The vendor has advised that Brent council have confirmed the LHA rates to be accurate and state the property is ready to place tenants. Estimated Rental Value based on the Local Housing Allowance (LHA) Rate is £68,928 per annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).

#### Joint Auctioneers

**LDN/INVESTMENTS**  
T: 020 7118 0844 E: daniel@ldninvestments.com



LOT 43

341 North End Road, Fulham,  
London SW6 1NN

\*Guide Price  
£525,000+



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

**Tenure**

Freehold

**Location**

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

**Exterior**

The property benefits from a rear yard.

**EPC Rating D**

Flat A - C

Flat B - D

**Description**

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

**Planning**

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



**Accommodation & Tenancy Schedule**

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



## LOT 43A | 4 Gauden Close, Clapham, London SW4 6LS

\*Guide Price  
**£375,000+**

### A Vacant Three Bedroom End of Terrace House

#### Location

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

#### Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment. We understand the property is of non-standard construction.

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.

#### EPC Rating G



## LOT 44 | 226 Rodenhurst Road, Clapham, London SW4 8AL

\*Guide Price  
**£120,000+**

### 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 44A

**Flat F, 40 Powis Square, Kensington and Chelsea,  
London W11 2AY**

\*Guide Price  
**£285,000+**

### A Vacant Fourth 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 Kensington Gardens are within easy reach. Transport links are provided by Westbourne Park underground station (Circle line) and Shepherd's Bush rail station.

#### EPC Rating D

#### Description

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

#### Accommodation

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 45

**Land Adjacent to 14 Stratford Close, Dagenham,  
Essex RM10 9TT**

\*Guide Price  
**£65,000+**

### A Plot of Land Measuring Approximately 149 sq m (1,602 sq ft) Offered With Planning Permission to Erect a Two Bedroom House

#### Tenure

Freehold

#### Location

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

#### Planning

Barking and Dagenham Council granted the following planning permission (ref: 22/01225/FULL) on 29th September 2025 :

'Construction of a new two-storey 2x bed, 3 person dwelling with associated external amenity area, car parking, bicycle storage and waste storage at land adjacent to 14 Stratford Close Dagenham RM10 9TT'.

#### Description

The lot comprises a plot of land measuring approximately 149 sq m (1,602 sq ft).





# LOT 45A

## 6 Onslow Parade, Hampden Square, Southgate, London N14 5JN

\*Guide Price  
**£600,000+**

**A Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and a First and Second Floor Three Bedroom Split Level Flat Fully Let Producing £47,520 Per Annum**

**Tenure**

Freehold. The flat is held on its own leasehold title which is included in the sale.

**Description**

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

**Location**

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

**EPC Rating**

Commercial - C  
Flat - D

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
Commercial Unit	Ground	Retail Area	10 years from 16th December 2024	£24,000 Per Annum (Rent Review December 2029)
Flat	First & Second	Three Bedroom Flat	12 months from 15th October 2024 (Holding Over)	£23,520 Per Annum (Notice has been served on the tenant to vacate)



# LOT 46

## 6 Week Completion Available Flat 2 October House, 26 Birdhurst Rise, South Croydon, Surrey CR2 7ED

\*Guide Price  
**£90,000+**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1975 (thus approximately 48 years unexpired).

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room with Open Plan Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private rear garden.

**EPC Rating**



## Next auction: 18th March & 19th March

We're now taking entries for this auction.

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LOT **47**

6 Week Completion Available or Earlier if Required  
**44 Pinner Road, Watford,  
Hertfordshire WD19 4ED**

\*Guide Price  
**£250,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

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

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms

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

**EPC Rating D**





## LOT 47A | 77 Old Street, Clevedon, Avon BS21 6BT

\*Guide Price  
**£95,000+**

### A Vacant Three Bedroom Semi Detached House

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Clevedon Beach are within easy reach. Transport links are provided by the M5.

#### Description

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

**EPC Rating D**

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen/Diner

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.



## LOT 48 | 8 Longtown Road, Romford, Essex RM3 7QL

\*Guide Price  
**£195,000+**

### A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £13,800 Per Annum

#### Tenure

Freehold

#### Location

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy commencing 31st May 2024 at a rent of £1,150 per calendar month. The seller has advised that market rent is £1,800 per calendar month. Buyers must rely on their own enquiries.

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating D**



LOT **48A****Land Adjoining 6 Famet Walk, Purley,  
Surrey CR8 2DY****\*Guide Price  
£395,000+**

**A Plot of Land Measuring Approximately 1,109 sq m (11,928 sq ft) Offered with Planning Permission for the Erection of 3 x Three Bedroom Houses (Works have Commenced)**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 1,109 sq m (11,928 sq ft).

**Exterior**

Each house will benefit from a garden and off-street parking.

**Proposed Accommodation**

**Unit 1**

**Lower Ground Floor**

Reception Room  
WC

**Ground Floor**

Two Bedrooms  
Bathroom

**First Floor**

Bedroom with En-Suite Bathroom

**Unit 2**

**Ground Floor**

Reception Room  
WC

**First Floor**

Two Bedrooms  
Bathroom

**Second Floor**

Bedroom with En-Suite Bathroom

**Unit 3**

**Ground Floor**

Reception Room  
WC

**First Floor**

Two Bedrooms  
Bathroom

**Second Floor**

Bedroom with En-Suite Bathroom

**Planning**

Croydon Council granted the following planning permission (ref: 19/05797/FUL) on 18th December 2020: 'Demolition of existing structures/garages on site and redevelopment of land to provide 3 x two storey dwellings houses with accommodation in the roofspace and associated parking and private amenity space'.

Conditions 3 and 4 of the planning permission were discharged on the 16th November 2023.

The CIL of £41,492 has already been paid.



LOT 49

32 Whaddon Road, Cheltenham,  
Gloucestershire GL52 5NA

\*Guide Price  
**£130,000-£150,000**

**A Vacant Four Room Single Storey Building. Offered With Planning Permission to Convert into a Three Bedroom House**

**Tenure**  
Freehold

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

**Description**  
The property comprises a four room single storey building. The property requires a program of refurbishment.

**EPC Rating** D

**Accommodation**  
**Ground Floor**  
Four Rooms

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

**Planning**  
Cheltenham Borough Council granted the following planning permission (ref: 24/02027/FUL) on 5th February 2025 : 'Alterations and extension to convert existing bungalow into a two storey dwelling'.



LOT 49A

63 Queensway, Stevenage,  
Hertfordshire SG1 1DN

\*Guide Price  
**£275,000+**

**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with Ancillary Space on the Upper Floors Fully Let to Three Producing £32,600 Per Annum**

**Location**  
The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Boots, Primark and Costa. The open spaces of King George Playing Fields are within easy reach. Transport links are provided by Stevenage rail station and the A1(M).

**Description**  
The property comprises a mid terrace building arranged to provide a ground floor retail unit with ancillary space on the upper floors.

**Tenure**  
Freehold

**Accommodation**  
**Ground Floor**  
Retail Area

**First and Second Floors**  
Ancillary Space

**Tenancy**  
The property is let to Three for a term of 5 years commencing 21st March 2023 at a rent of £32,600 per annum.



LOT 50

**28 St. Pauls Street, Sittingbourne,  
Kent ME10 2LA****\*Guide Price  
£80,000+****A Vacant Two Bedroom End of Terrace House****Location**

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

**Description**

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

**EPC Rating G****Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear yard.

**Next auction: 18th March & 19th March**

We're now taking entries  
for this auction.

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[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)





LOT **50A** | 38 Redston Road, Crouch End,  
London N8 7HJ

\*Guide Price  
**£1,100,000+**



**A Vacant Three Bedroom Semi Detached House. Offered With Planning Permission for a Loft and Rear Extension**

**Tenure**

Freehold

**Planning**

Haringey Borough Council granted the following planning permissions (ref: HGY/2025/1961) on 1st September 2025 : 'Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.82m' and (ref: HGY/2025/1960) on 24th July 2025 : 'Certificate of lawfulness for proposed use: Erection of a 50sqm side and rear wraparound dormer extension with 2no rooflights'.

**EPC Rating D**

**Location**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from both front and rear gardens

**Description**

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

**Proposed Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom  
Utility Room

**Second Floor**

Bedroom (with en-suite and walk in wardrobe)

LOT 51

25 Church Street, Eye,  
Suffolk IP23 7BD\*Guide Price  
£95,000+**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 Pocket Park Play Area are within easy reach. Transport links are provided by Diss rail station and the A143.

**Description**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Diner

**First Floor**

Two Bedrooms  
Bathroom

**EPC Rating F****Joint Auctioneers****HAMMERED**

LOT 52

50 Abbey Road, Wimbledon,  
London SW19 2NA\*Guide Price  
£240,000+**A Vacant Ground Floor One Bedroom Garden Flat. Offered With Planning Permission for a Part Rear/Side Extension to Create a Two Bedroom Flat.****Tenure**

Share of Freehold. The property is held on a 125 year lease from 8th June 2012 (thus approximately **111 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of National Trust - Morden Hall Park are within easy reach. Transport links are provided by Colliers Wood underground station (Northern line) and South Merton rail station.

**Planning**

Merton Borough Council granted the following planning permission (ref: 25/P0629) on 29th April 2025: 'Application for a proposed single storey part/rear/part side extension and internal alterations'.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private rear garden.

**EPC Rating C****Joint Auctioneers****SW19**  
ESTATE AGENTS



# LOT 52A

## 70 Connell Crescent, Ealing, London W5 3BL

\*Guide Price  
**£75,000+**

### A Vacant Ground Floor One Bedroom Maisonette

#### Location

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

#### Description

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

EPC Rating D

#### Tenure

Leasehold. The property is held on a 90 year lease from 22nd September 1950 (thus approximately **14 years unexpired**).

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a private rear garden.



# LOT 53

## 201 Park Lane, Preesall, Poulton-le-Fylde, Lancashire FY6 0LT

\*Guide Price  
**£95,000+**

### A Vacant 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 54

67A Croham Road, South Croydon,  
Surrey CR2 7HF\*Guide Price  
£900,000+

**A Substantial Five Bedroom Detached House. Offered with Vacant Possession. Potential to be Converted into Multiple Flats or 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 Lloyd Park are within easy reach. Transport links are provided by South Croydon rail station.

#### Description

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

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Dining Room  
Kitchen  
Bedroom  
WC  
Utility Room

##### First Floor

Four Bedrooms (One with En-Suite)  
Bathroom

##### Exterior

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





LOT 55

Britannia House, 45-53 Prince of Wales Road, Norwich,  
Norfolk NR1 1BL

\*Guide Price  
£1,750,000+

**A Substantial Mixed Use Building Arranged to Provide Two Ground Floor Split Level Retail Units (Both Sold Off) and Twenty Two Flats (One Sold Off) Fully Let Producing a Combined Income of £198,250 Per Annum**

**Location**

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

**Description**

The property comprises a substantial mixed use building arranged to provide two ground floor split level retail units and twenty two flats (9 x studio & 13 x one bedroom) arranged over first, second and third floors.

**Tenancy**

21 out of 22 flats are subject to individual tenancies at a combined rent of £198,000pa. Flat 10 is sold off on a lease expiring 13/10/2141 with a ground rent of £250pa.. Please refer to the legal pack for the full tenancy schedule.

**Tenure**

Freehold

**Accommodation**

**Lower Ground and Ground Floors**  
1 x Retail Unit (Sold Off)

**Lower Ground, Ground and First Floors**  
1 x Retail Unit (Sold Off)

**First Floor**  
3 x Studio Flats  
3 x One Bedroom Flats

**Second Floor**  
3 x Studio Flats  
5 x One Bedroom Flats

**Third Floor**  
3 x Studio Flats  
5 x One Bedroom Flats

**EPC Rating** Multiple



LOT 55A

2B Tudor Parade, High Road, Romford,  
Essex RM6 6PS

\*Guide Price  
**Postponed**

**A Vacant Second Floor Two Bedroom Maisonette**

**Location**

The property is situated on a mixed use 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.)

**Description**

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

**Tenure**

Leasehold. The property is held on a 999 year lease from 28th February 2017 (thus approximately 990 years unexpired).

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Separate WC

**EPC Rating** D



LOT 56

**20 Kings Court, Kings Drive, Wembley,  
Middlesex HA9 9ES**\*Guide Price  
**£60,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 57 year lease from 9th September 1974 (thus approximately **6 years unexpired**). At the buyer's request a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

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

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

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

**Accommodation**

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

**Exterior**

The property benefits from communal gardens.



LOT 57

**6 Week Completion Available  
69 Milman Road, Reading,  
Berkshire RG2 0AZ**\*Guide Price  
**£180,000+****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 Waterloo Meadows are within easy reach. Transport links are provided by Reading rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating C**



## LOT 57A | 6 Fant Lane, Maidstone, Kent ME16 8NL

\*Guide Price  
**£320,000+**

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

\*Guide Price  
**£195,000+**

### 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 **58A****Flat 13 Cedar Court, Upper Park Road, New Southgate,  
London N11 1RU**\*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 High Road Open Space are within easy reach. Transport links are provided by Arnos Grove underground station (Piccadilly line) and New Southgate 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 29th September 1959 (thus approximately **32 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from communal gardens.

**EPC Rating D**LOT **59****6 Gardner Close, Wanstead,  
London E11 2HN**\*Guide Price  
**£220,000+****A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,800 Per Annum****Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months at a rent of £1,650 per calendar month.

**Note**

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

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

Leasehold. The property is held on a 125 year lease from 2nd August 1982 (thus approximately **82 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a balcony.





# LOT 59A

## 63 Hawfinch Walk, Chelmsford, Essex CM2 8BE

\*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 Chelmer Park are within easy reach. Transport links are provided by Chelmsford 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  
Separate WC

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

**EPC Rating** D



# LOT 60

## 26 & 26A Orwell Road, Clacton-on-Sea, Essex C015 1PP

\*Guide Price  
**£100,000-£150,000**

### A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and a First Floor Two Bedroom Flat. Potential to Convert to Residential (Subject to Obtaining all Relevant Consents)

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Clacton Pier are within easy reach. Transport links are provided by Clacton-on-Sea 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. The property requires a program of refurbishment.

**Exterior**  
The property benefits from off street parking.

**Accommodation**  
**Ground Floor**  
Commercial Area  
Office  
Two Rooms  
Workshop  
WC

**First Floor**  
Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating**  
26 - F  
26a - C



**LOT 60A**

6 Week Completion Available  
**236A High Street, Harlesden,  
 London NW10 4TD**

\*Guide Price  
**£195,000+**

**A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,400 Per Annum**

**Tenure**

Leasehold. The property is held on a 189 year lease from 5th February 2002 (thus approximately **165 years unexpired**).

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of King Edward VII Park 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 first floor two bedroom flat situated within a mixed use building arranged over ground and two upper floors.

**Accommodation**

**First Floor**

Reception Room with Open Plan Kitchen  
 Two Bedrooms  
 Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy a rent of £17,400 per annum. Notice to vacate has been served.

**EPC Rating D**

**LOT 60B**

6 Week Completion Available  
**236B High Street, Harlesden,  
 London NW10 4TD**

\*Guide Price  
**£165,000+**

**A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,478 Per Annum**

**Tenure**

Leasehold. The property is held on a 189 year lease from 5th February 2002 (thus approximately **165 years unexpired**).

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of King Edward VII Park 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 second floor one bedroom flat situated within a mixed use building arranged over ground and two upper floors.

**Accommodation**

**Second Floor**

Reception Room with Open Plan Kitchen  
 Bedroom  
 Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £13,478 per annum. Notice to vacate has been served.

**EPC Rating D**





LOT 61

21A Hopton Court, Hopton Road, Streatham,  
London SW16 2EH

\*Guide Price  
£230,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 20th June 1988 (thus approximately 87 years unexpired).

Location

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

EPC Rating D

Description

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

Accommodation

Second Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT 61A

Land to the Rear of 93 Worsley Road, Frimley, Camberley,  
Surrey GU16 9BB

\*Guide Price  
£100,000+

A Plot of Land Measuring Approximately 272 sq m (2,925 sq ft).  
Offered with Planning Permission for the Erection of a Three  
Bedroom Detached House

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 272 sq m (2,925 sq ft).

Planning

Surrey Heath Borough Council granted the following planning permission on 12th November 2025: 'Erection of detached dwelling with new vehicular access from Dunbar Road, landscaping and associated works.

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 62

**108 Newark Street, Whitechapel,  
London E1 2ES****\*Guide Price  
£875,000+****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**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**

LOT 62A

**22 Chapel Road, West Norwood,  
London SE27 0TY****\*Guide Price  
£675,000+****A Vacant End of Terrace Six Bedroom HMO. Estimated Rental Value based on the Local Housing Allowance (LHA) Rate is £92,976 Per Annum (Source: LHA Website, Subject to Condition, their Terms and Current Requirements).****Location**

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

**Description**

The property comprises an end of terrace six bedroom HMO arranged over ground and first floors.

**Tenure**

Freehold

**Accommodation****Ground Floor**Communal Kitchen  
Three Letting Rooms (All with En-Suites)**First Floor**

Three Letting Rooms (All with En-Suites)





# Next auction: 18th March & 19th March

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LOT 63

7 Stone Pit Lane, Skillington, Grantham, Lincolnshire NG33 5EZ

\*Guide Price  
£50,000+

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 Woolsthorpe Park are within easy reach. Transport links are provided by Grantham rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms  
Kitchen  
Utility Room  
Storage Rooms  
WC

First Floor

Three Bedrooms  
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating



LOT 64

15 Pinewood Road, Tunbridge Wells,  
Kent TN2 3SH\*Guide Price  
**£695,000+**

**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 (No CIL or S106 Fees)**

**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.

**EPC Rating D****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'.

**Note**

There are no CIL or Section 106 payments due in relation to the approved planning scheme.

**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 65

13 Claire Court, Springfield Road, Cheshunt, Waltham Cross, Hertfordshire EN8 8TD

\*Guide Price  
£115,000-£135,000

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1984 (thus approximately 57 years unexpired).

Location

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

Description

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

Accommodation

Second Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

EPC Rating C



LOT 65A

90 Tunnel Avenue, Greenwich, London SE10 0SD

\*Guide Price  
£475,000+

A Vacant Three Bedroom Mid Terrace House Offered With Planning Permission for a Loft Extension

Tenure

Freehold

Location

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

Accommodation

Ground Floor  
Reception Room  
Kitchen  
WC

First Floor

Three Bedrooms  
Bathroom

Exterior

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

Description

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

EPC Rating C



LOT 66

**23A Deacon Road, Cricklewood,  
London NW2 5NP****\*Guide Price  
£175,000+****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 Roundwood Park are within easy reach. Transport links are provided by Dolls Hill underground station (Jubilee line) and Cricklewood rail station.

**Description**

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

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

Leasehold. The property is held on a 99 year lease from 29th September 1982 (thus approximately **55 years unexpired**).

**Accommodation**

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



LOT 67

**14 Leighton Buzzard Road, Water End, Hemel Hempstead,  
Hertfordshire HP1 3BH****\*Guide Price  
£125,000+****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 Great Gaddesden Water Meadows are within easy reach. Transport links are provided by Berkhamsted rail station.

**Description**

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

**EPC Rating G****Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Study

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a shared driveway and a rear garden.





LOT 68

36 Tiryrcoed Road, Glanamman, Ammanford,  
Dyfed SA18 2YE

\*Guide Price  
£30,000+

### 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 Gelliwerdd Park are within easy reach. Transport links are provided by Ammanford 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  
Utility Room

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 68A

8 Crane Street, Pontypool,  
Gwent NP4 6LY

\*Guide Price  
£180,000+

### An End of Terrace Commercial Building Arranged to Provide a Ground and First Floor Retail Unit Let to Peacocks Producing £32,500 Per Annum (18% Yield on the Guide Price).

#### Tenure

Freehold

#### Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Iceland and Nationwide. The open spaces of Pontypool Park are within easy reach. Transport links are provided by Pontypool & New Inn rail station.

#### Description

The property comprises an end of terrace commercial building arranged to provide a ground and first floor retail unit.

#### Accommodation

##### Ground Floor

Retail Area

##### First Floor

Retail Area

Total G.I.A Approx 8,176 sq ft

#### Tenancy

The property is let to Peacocks Stores for a term of 5 years commencing 26th August 2021 at a rent of £32,500 per annum. Tenant has been in occupation for 10+ years.

EPC Rating C



LOT 69

**Flat 76 Regents Riverside, Brigham Road, Reading,  
Berkshire RG1 8QS****\*Guide Price  
£160,000+****A Vacant Third Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 1st April 1999 (thus approximately **972 years unexpired**).

**Location**

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

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

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

**Accommodation**

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

**Exterior**

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



LOT 69A

**33 Albany Road, Old Windsor, Windsor,  
Berkshire SL4 2QD****\*Guide Price  
£260,000+****A Vacant Two Bedroom End of Terrace House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms  
Study Room

**Exterior**

The property benefits from a rear garden.

**EPC Rating G**



LOT 70

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

\*Guide Price  
£70,000+

A Well Located Vacant First Floor Three Room Flat

**Tenure**

Leasehold. The property is held on a 46 year lease from 16th December 1982 to 20th March 2028 (thus approximately 2 years unexpired).

**Location**

The property is situated in the highly sought after area of Chelsea. It is situated on a road close to local shops and amenities. The open spaces of Ranleigh Gardens are within easy reach. Transport links are provided by Sloane Square underground station (Circle and District line).

**EPC Rating C**

**Description**

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

**Accommodation**

**First Floor**  
Three Rooms  
Kitchen  
Bathroom



LOT 70A

6 Week Completion Available  
36 Warwick Road, Wellingborough,  
Northamptonshire NN8 2LU

\*Guide Price  
£80,000+

A Vacant Two Bedroom Semi Detached Bungalow

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating E**



LOT 71

**79 Fox Street, Warrington,  
Cheshire WA5 1NZ****\*Guide Price  
£50,000+****A Vacant Two Bedroom End of Terrace House****Tenure**

Leasehold. The property is held on a 932 year lease from 26th August 1953 (thus approximately **860 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**

LOT 71A

**80B Seymour Avenue, Tottenham,  
London N17 9ED****\*Guide Price  
£80,000-£110,000****A Ground Floor Studio Unit Subject to an Assured Shorthold Tenancy Producing £14,400 per annum****Tenure**

Freehold

**Location**

The property is situated close to local shops and amenities. The open spaces of Hartington Park and Down Lane Park are within easy reach. Transport links are provided by Bruce Grove (overground) and Northumberland rail stations.

**Description**

The property comprises a ground floor single storey studio unit.

**Accommodation**

**Ground Floor**  
Studio Room  
Bathroom

**Tenancy**

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

**Current Rent Reserved £13,278 per annum****EPC Rating E**



LOT 72

By Order of the LPA Receivers  
**Flat 18 Scimitar House, 23 Eastern Road, Romford,  
Essex RM1 3FA**

\*Guide Price  
**£150,000+**

**A Vacant First Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 5th May 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 Lodge Farm Park are within easy reach. Transport links are provided by Romford underground station (Elizabeth line).

**EPC Rating B**

**Description**

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

**Accommodation**

**First Floor**

Open Plan Reception/Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from lift access, a concierge service and an allocated parking space.



LOT 72A

**1 Bridge Street, Worksop,  
Nottinghamshire S80 1DS**

\*Guide Price  
**£120,000+**

**A Mid Terrace Building Arranged to Provide a Ground and First Floor Retail Unit Let To JD Sports Producing £17,500 Per Annum**

**Tenure**

Freehold

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Sainsbury's, B&M and Cafe-Neo. The open spaces of Priorswell Recreational Ground are within easy reach. Transport links are provided by Shireoaks rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Retail Area

**First Floor**

Retail Area

**Total G.I.A Approx 1,364 sq ft**

**Tenancy**

The property is let to JD Sports Fashion Plc for a term of 3 years commencing 12th July 2023 at a rent of £17,500 per annum. The tenant has been in occupation for 10+ years.



LOT 73

Flat 5, 2A Agar Grove, Camden,  
London NW1 9TD\*Guide Price  
**£80,000+****A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £17,232.24 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 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 The Regent's Park are within easy reach. Transport links are provided by Camden Town underground station (Northern line) and Camden Road overground station.

**EPC Rating E****Description**

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

**Accommodation****First Floor**

Studio Room  
Kitchen  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 10th December 2025 at a rent of £1,436.02 per calendar month.



LOT 74

37 Stuart Road, Southend-on-Sea,  
Essex SS2 5JS\*Guide Price  
**Sold Prior****A Vacant Three Bedroom Detached Bungalow Situated on a Large Plot Measuring Approximately 6,192 sq ft. Potential for the Erection of Another Dwelling (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 Priory Park are within easy reach. Transport links are provided by Prittlewell rail station.

**Description**

The property comprises a three bedroom detached bungalow situated on a large plot measuring approximately 6,192 sq ft. The property requires a program of refurbishment.

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

Freehold

**Accommodation****Ground Floor**

Through Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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





# LOT 74A

## Ground Floor Flat, 43 Kellino Street, Tooting, London SW17 8SY

\*Guide Price  
**£360,000+**

**A Vacant Ground Floor Two Bedroom Garden Flat. Potential for Side and Rear Extensions (Subject to Obtaining all Relevant Consents)**

**Location**

The property is situated in a prime Tooting location on a residential road close to local shops and amenities. The open spaces of Tooting Commons are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) which is just a short walk away.

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 131 year lease from 25th December 2009 (thus approximately **115 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a large private rear garden.



# LOT 75

## 52 Cecil Road, Gravesend, Kent DA11 7DG

\*Guide Price  
**£160,000+**

**A Vacant Five Room Mid Terrace House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Through Reception Room  
Kitchen  
Bathroom  
Utility Room

**First Floor**

Three Rooms

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



# LOT 75A | 31 Holliday Square, Wandsworth, London SW11 2HR

\*Guide Price  
**£195,000+**

## A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,360 Per Annum

### Tenure

Leasehold. The property is held on a 125 year lease from 21st December 1987 (thus approximately **86 years unexpired**).

### Location

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

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,280 per calendar month.

### Description

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

### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**



## Next auction: 18th March & 19th March

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LOT 76

Clarence Court, Station Road, Lichfield,  
Staffordshire WS13 6HX

\*Guide Price  
£450,000+



**A Single Storey Building Situated on a Plot of Land Measuring Approximately 825 sq m (9,170 sq ft) Offered with Planning Permission for the Demolition of the Existing Building and Erection of a Three Storey Dwelling Providing Twenty Two Flats (Works Have Commenced)**

**Tenure**  
Freehold

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

**Description**  
The property comprises a single storey building situated on a plot of land measuring approximately 825 sq m (9,170 sq ft).

**Planning**  
Lichfield District Council granted the following planning permissions:  
  
ref: 22/01149/FULM on 30th November 2023: 'Demolition and replacement of the office building with 10 no. residential apartments (Class C3) and associated works (part retrospective)'.  
  
ref: 18/01598/FULM on 27th June 2019: 'Demolition of existing building (part) and erection of two side extensions and creation of second floor to form 12no residential units with alterations to facade and all associated works'.  
  
Works have commenced.

**Proposed Accommodation**  
**Ground Floor**  
7 x One Bedroom Flats

**First Floor**  
7 x One Bedroom Flats  
1 x Two Bedroom Flat

**Second Floor**  
6 x One Bedroom Flats  
1 x Two Bedroom Flat

**Joint Auctioneers**

**HAMMERED**

LOT 77

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

\*Guide Price  
**£170,000+**

### 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.

**Accommodation**  
**Ground Floor**  
Kitchen / Diner  
Bathroom

**First Floor**  
Room

**Second Floor**  
Room  
Bathroom

**Note**

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



LOT 77A

## 18 Darrell Way, Abingdon, Oxfordshire OX14 1HG

\*Guide Price  
**£140,000+**

### 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 Boxhill Park are within easy reach. Transport links are provided by Radley rail station.

**Description**

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

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

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating C**





LOT 78

Apartment 96 City Lofts St. Pauls, 7 St. Pauls Square,  
Sheffield, South Yorkshire S1 2LJ

\*Guide Price  
£65,000+

A Vacant Ninth Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 250 year lease from 23rd March 2006 (thus approximately 230 years unexpired).

Location

The property is situated in Sheffield City Centre close to local shops and amenities. The open spaces of Peace Gardens are within easy reach. Transport links are provided by Sheffield rail station.

Description

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

Accommodation

Ninth Floor

Open Plan Kitchen/Reception Room  
Bedroom  
Bathroom

Exterior

The property benefits from 24 hour concierge

Tenancy

The LHA rate for a one bedroom property in the area is £132 per week (£6,864 per annum) (source: lha-direct.voa.gov.uk).



LOT 78A

19 Lammas Close, Hilmarton, Calne,  
Wiltshire SN11 8SF

\*Guide Price  
£130,000+

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 Melsome Road Recreation Ground are within easy reach. Transport links are provided by Chippenham rail station and the M4.

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  
Two Bathrooms

Exterior

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

EPC Rating D



LOT 79

**Flat 16 Cameron House, Highland Road, Bromley,  
Kent BR1 4AG****\*Guide Price  
£85,000+****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 Church House Gardens are within easy reach. Transport links are provided by Shortlands rail station.

**Description**

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

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

Leasehold. The property is held on a 99 year lease from 25th March 1960 (thus approximately **33 years unexpired**).

**Accommodation****First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom  
Two Balconies overlooking communal gardens



LOT 80

**40 Percy Street, Fleetwood,  
Lancashire FY7 7AD****\*Guide Price  
£30,000-£60,000****A Vacant Three Bedroom Mid Terrace House****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Fleetwood Beach are within easy reach. Transport links are provided by Fisherman's Walk tram stop and the M55.

**Description**

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

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

Freehold

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear yard.





LOT 80A

3 Dukes Court 516 Lordship Lane, East Dulwich,  
London SE22 8GA

\*Guide Price

Withdrawn

A Vacant First Floor Two Bedroom Flat

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

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

**EPC Rating** C

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

**Accommodation**  
**First Floor**  
Reception Rooms  
Kitchen  
Two Bedrooms  
Bathroom



LOT 81

8 Redacre Road, Sutton Coldfield,  
West Midlands B73 5DX

\*Guide Price

£180,000+

A Vacant Three Bedroom Semi Detached House

**Tenure**  
Freehold

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

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

**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** G



LOT 82

By Order of the LPA Receivers

**Flat 21 Emerald House, 2 Commander Avenue, Colindale,  
London NW9 5ZH**\*Guide Price  
**£200,000+****A Third Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £20,400 Per Annum****Tenure**

Leasehold. The property is held on a 999 year lease from 25th December 2005 (thus approximately **979 years unexpired**).

**Location**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 17th May 2025 at a rent of £1,700 per calendar month.

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

The property comprises a third floor two bedroom flat situated within a purpose built building arranged over ground and six upper floors. The property benefits from a 24 hour concierge, gym and spa.

**Accommodation**

**Third Floor**  
Open Plan Reception/Kitchen  
Bedroom  
Bedroom/Study  
Bathroom

**Exterior**

The property benefits from a private balcony and communal gardens.



LOT 82A

**5 Price Road, Leamington Spa,  
Warwickshire CV32 7LG**\*Guide Price  
**£180,000+****A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating D**



LOT 83

184 Pilgrims Way, Andover,  
Hampshire SP10 5HT

\*Guide Price  
£120,000+

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating C**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen/Diner  
Conservatory  
WC

**First Floor**

Two Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from front and rear gardens.



LOT 84

25 Julien Court Road, Braintree,  
Essex CM7 9BN

\*Guide Price  
£400,000+

**A Six Room Detached HMO Fully Let Producing £57,240 Per Annum (Reflecting a 14.31% Yield On Guide)**

**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 six room detached HMO arranged over ground and first floors.

**EPC Rating D**

**Accommodation**

**Ground Floor**

Five Letting Rooms (All with En-Suites)

**First Floor**

Communal Kitchen  
Letting Room with En-Suite

**Exterior**

The property benefits from both front and rear gardens.

**Tenancy**

The property is subject to individual tenancies at a combined rent of £4,770 per calendar month.



LOT 84A

6 Week Completion Available  
137 Lockwood Square, Rotherhithe,  
London SE16 2HX

\*Guide Price  
£150,000+

A Vacant Fifth Floor Two Bedroom Flat

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Southwark Park 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 two bedroom flat situated within a purpose built building arranged over ground and five upper floors.

**Tenure**  
Leasehold. The property is held on a 125 year lease from 17th September 1990 (thus approximately **89 years unexpired**).

**Accommodation**  
**Fifth Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from a private balcony.



LOT 85

6 Week Completion Available  
140 Send Road, Send, Woking,  
Surrey GU23 7HN

\*Guide Price  
£575,000+

A Mixed Use Building Arranged to Provide a Ground Floor Commercial Unit, a First Floor Three Bedroom Flat and Second Floor Two Bedroom Flat Fully Let Producing £51,000 Per Annum. Potential to Convert the Entire Building into Residential (Subject to Obtaining all Relevant Consents)

**Tenure**  
Freehold

**Description**  
The property comprises a mixed use building arranged to provide a ground floor commercial unit, a first floor three bedroom flat and a second floor two bedroom flat.

**Location**  
The property is situated on a mixed use road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the M25 to the east.

**EPC Rating**  
Commercial - B  
Flats - C

Accommodation & Tenancy Schedule

Floor	Accommodation	Tenancy	Current Annual Rent
Ground	Retail Unit	5 year lease from completion	£15,000
First	Three Bedroom Flat	AST	£19,800
Second	Two Bedroom Flat	AST	£16,200

Current Rent Reserved £51,000 Per Annum





LOT 86

**Flat 13 Jellicoe Court, 1 Beverley Mews, Highams Park,  
London E4 9PH**

\*Guide Price  
**£165,000+**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 9th April 1990 (thus approximately **63 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**EPC Rating D**



LOT 87

**52 Mansfield Road, Skegby, Sutton-in-Ashfield,  
Nottinghamshire NG17 3EQ**

\*Guide Price  
**£60,000+**

**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit (Formerly a Take Away) with a Two Bedroom Living Accommodation to the First Floor.**

**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 formerly used as a Take Away restaurant with living quarters on the first floor.

**Accommodation**

**Ground Floor**  
Shop Area  
Food Prep Area  
Kitchen

**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.

**EPC Rating B**



LOT 88

24 Bushey Road, Merton,  
London SW20 8EE\*Guide Price  
**£280,000+****A Vacant First Floor Three Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 1981 (thus approximately **80 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****First Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a private rear garden.

**Note**

The seller has informed us that the property does have subsidence however, this is being repaired by the freeholder. Please refer to the legal pack for more information.



LOT 89

97 Langney Road, Eastbourne,  
East Sussex BN21 3QE\*Guide Price  
**£475,000+****A Six Bedroom End of Terrace HMO Fully Let Producing £66,960 Per Annum****Tenure**

Freehold. Opportunity to acquire via a share sale of the SPV limited company, offering potential Stamp Duty savings of approx. £50,000, with £270,000 of tax losses (available by separate negotiation). All buyers should seek independent professional advice to confirm the tax or Stamp Duty savings applicable to them.

**Location**

Situated on a residential road close to local shops and amenities. Eastbourne Beach is within easy reach. Transport links are provided by nearby Eastbourne rail station.

**Description**

The property comprises a six bedroom end of terrace HMO (licensed for 11 people) arranged over ground and two upper floors.

**Current Combined Rent £66,480 per annum**

**EPC Rating C**

**Accommodation****Ground Floor**

2 x Double Letting Rooms (with En-Suite)  
1 x Single (with En-Suite)

**First Floor**

1 x Double Letting Room (With En-Suite)  
Communal Kitchen  
Spare Bathroom  
Housekeeper room  
WC

**Second Floor**

2 x Double Letting Rooms (with En-Suites)  
Laundry Room

**Exterior**

The property benefits from a rear yard with cycle storage.

**Tenancy**

Each letting room is subject to an individual tenancy at a combined rent of £5,540 pcm with scope to increase. Please refer to the full tenancy schedule in the legal pack for more details





LOT 90

32 Laceby Street, Lincoln,  
Lincolnshire LN2 5NF

\*Guide Price  
£115,000+

A Mid Terrace Building Arranged to Provide 4 x Studio Flats  
Fully Let Producing £25,140 Per Annum

Tenure

Freehold

Location

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

EPC Rating E

Exterior

The property benefits from a rear garden.

Note

A Certificate of Lawfulness of Existing Use confirming the continued use of the property as 4 self-contained flats (Use Class C3 – Dwellinghouses) was granted by the City of Lincoln Council in December 2025. Please refer to the legal pack for a copy of this certificate.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Ground	Studio Room, Shower Room	AST for 12 months from 2nd February 2026	£400 pcm
Flat 2	Ground	Studio Room, Kitchen, Shower Room	Monthly rolling contract from 1st November 2025	£595 pcm
Flat 3	First	Studio Room, Shower Room, WC	Monthly rolling contract from 15th July 2024	£550 pcm
Flat 4	First	Studio Room, Shower Room	Monthly rolling contract from 15th July 2024	£550 pcm



Joint Auctioneers

HAMMERED



LOT 91

6 Week Completion Available  
9 Maiden Lane, Crawley,  
West Sussex RH11 7QT

\*Guide Price  
£65,000+

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 Ewhurst Playing Field are within easy reach. Transport links are provided by Crawley rail station.

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1967 (thus approximately 40 years unexpired).

Accommodation

First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
G.I.A Approximately 699 sq ft

Exterior

The property benefits from a garage.



LOT 92

**228A Main Road, Broomfield, Chelmsford,  
Essex CM1 7AW****\*Guide Price  
£135,000-£165,000****A Vacant Three Bedroom End of Terrace House with Adjoining Land. Potential for Further Development (Subject to Obtaining all Necessary Consents)****Tenure**  
Freehold**Location**  
The property is situated on a residential road close to Broomfield Hospital, local shops and amenities. The open space of Berwicks Play Area is within easy reach. Transport links are provided by Chelmsford rail station.**Description**  
The property comprises a three bedroom end of terrace house arranged over ground and first floors with adjoining land.**EPC Rating D****Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bathroom**First Floor**  
Three Bedrooms**Exterior**  
The property benefits from a garage, a rear yard and land to the side.

LOT 93

**39 Heath Road, Hounslow,  
Middlesex TW3 2NJ****\*Guide Price  
£350,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**  
Freehold**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of 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 94

Land at 1 Townsend Cooks Hill, Clutton, Bristol, Avon BS39 5RD

\*Guide Price  
£150,000+

A Plot of Land Measuring Approximately 1,012 sq m (10,889 sq ft) Offered With Planning Permission for the Erection of Two Dwellings

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Gores Park are within easy reach. Transport links are provided by the A37.

Description

The land comprises a plot of land measuring approximately 1,012 sq m (10,889 sq ft).

Planning

Bath & North East Somerset Borough Council granted the following planning permission (ref: 24/04291/OUT) on 26th November 2024 : 'Demolition of Existing Garage and Shed. Construction of 2no new dwellings with parking and associated works on land adjacent to 1 Townsend'.

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 95

Flat 6 Regatta Point, 1 Manilla Street, Canary Wharf, London E14 8JZ

\*Guide Price  
£275,000+

A Vacant Second 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 second floor one bedroom flat situated within a corner building arranged over ground and three upper floors.

EPC Rating B

Accommodation

Second Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

Exterior

The property benefits from a private balcony.

On the Instructions of



LOT 96

**15 Eastover, Bridgwater,  
Somerset TA6 5AG**\*Guide Price  
**£150,000+**

**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with First and Second Floor Ancillary Space. 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 Bridgewater rail station.

**Tenure**

Freehold

**Accommodation  
Ground Floor**

Retail Area  
2 WC's

**First Floor**

Ancillary Space

**Second Floor**

Ancillary Space

Total G.I.A. Approximately 363 sq m  
(3,908 sq ft)

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit with first and second floor ancillary space. The property requires a program of refurbishment.

**EPC Rating D**

LOT 97

**6 Week Completion Available**  
**59A Park Lane, Carshalton,  
Surrey SM5 3EE**

\*Guide Price  
**£130,000+****A Vacant First Floor Two Bedroom Flat****Location**

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

**Tenure**

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

**Accommodation**

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

**Exterior**

The property benefits from off street parking and a garden.

**Description**

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

**EPC Rating G**



LOT 98

335 High Town Road, Luton,  
Bedfordshire LU2 0DB

\*Guide Price  
**£300,000+**

**A Mid Terrace Building Arranged to Provide Six Self-Contained Letting Rooms Fully Let Producing £44,660 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a mid terrace building arranged to provide six letting rooms over ground and first floors.

**Accommodation**

**Ground Floor**

Three Letting Rooms each with Kitchenette and En-Suite

**First Floor**

Three Letting Rooms each with Kitchenette and En-Suite

**Tenancy**

The six letting rooms are subject to individual tenancies at a combined rent of £44,660 per annum.

**EPC Rating**

Room 1 - C / Room 2 - C

Room 3 - D / Room 4 - C

Room 5 - C / Room 6 - D



LOT 99

Flat 79 The Sphere, 1 Hallsville Road, Canning Town,  
London E16 1BE

\*Guide Price  
**£275,000+**

**A Vacant Fourth Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 2004 (thus approximately 103 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Keir Hardie Recreation Ground are within easy reach. Transport links are provided by Canning Town underground station (Jubilee line) and West Ham rail station.

**EPC Rating C**

**Description**

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

**Accommodation**

**Fourth Floor**

Reception Room with Open-Plan Kitchen

Two Bedrooms (One with En-Suite) Bathroom

**Exterior**

The property benefits from a private balcony, off street parking and 24-hour concierge.



## LOT 100 | 21 Palace Street, Bolton, Lancashire BL1 2DR

\*Guide Price  
**£60,000+**

**A Vacant Semi Detached Commercial Building Arranged to Provide Offices and a Workshop. Potential to Convert into Flats / HMO (Subject to Obtaining all Relevant Consents)**

### Tenure

Leasehold. The property is held on a 5,000 year lease from March 1868 (thus approximately 4,832 years unexpired).

### Location

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

### Description

The property comprises a semi detached commercial building arranged to provide offices and a workshop over lower ground, ground and first floors.

### Accommodation

**Lower Ground Floor**  
Basement Room

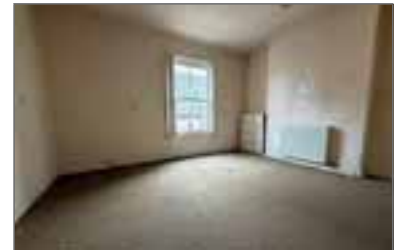
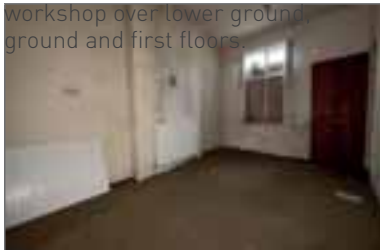
### Ground Floor

Five Rooms  
Bathroom  
Separate WC

### First Floor

Three Rooms  
WC

**G.I.A Approximately 118 sq m  
(1,270 sq ft)**



## LOT 100A | 17 Shipley Road, Brighton, East Sussex BN2 6TA

\*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 Happy Valley Park are within easy reach. Transport links are provided by Moulsecoomb rail station.

### Description

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

### Accommodation

#### Ground Floor

Two Reception Rooms  
Kitchen  
Bathroom

#### First Floor

Three Bedrooms  
Bathroom

### Exterior

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

**EPC Rating D**





# LOT 101

By Order of the LPA Receivers

## Third Floor Flat Boiler House, 2 Material Walk, Hayes, Middlesex UB3 1DZ

\*Guide Price  
**£180,000+**

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

#### Tenure

Leasehold. The property is held on a 250 year lease from 29th August 2014 (thus approximately **238 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 underground station (Elizabeth line).

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 25th May 2025 at a rent of £1,400 per calendar month.

**EPC Rating B**

#### Description

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

#### Accommodation

##### Third Floor

Open Plan Reception/Kitchen  
Bedroom  
Kitchen

#### Exterior

The property benefits from a private balcony and a communal roof terrace.



# LOT 102

## 2 Sumpter Pathway, Chester, Cheshire CH2 3JF

\*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. The open spaces of Alexandra Park Hoole are within easy reach. Transport links are provided by Chester rail station.

#### Description

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

**EPC Rating G**

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen  
Pantry

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

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



LOT 103

By Order of the LPA Receivers  
**Flat 3, 9 Queensland Road, Highbury,  
 London N7 7FH**

\*Guide Price  
**£190,000+**

**A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £16,200 Per Annum**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Highbury Fields are within easy reach. Transport links are provided by Holloway Road underground station (Piccadilly line) and Drayton Park rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 30th October 2024 at a rent of £1,350 per calendar month (holding over).

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 999 year lease from 6th March 2015 (thus approximately **988 years unexpired**).

**Description**

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

**Accommodation**

**Ground Floor**  
 Studio Road  
 Kitchen  
 Bathroom



LOT 104

**Flat 701 Signal Building, Station Approach, Hayes,  
 Middlesex UB3 4FG**

\*Guide Price  
**£170,000+**

**A Seventh Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £23,400 Per Annum (Reflecting a Gross Initial Yield of 13.7%)**

**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 105

Flat E53 Du Cane Court, Balham High Road, Balham, London SW17 7JL

\*Guide Price  
£65,000+

### A Vacant Fifth Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 68 year lease from 25th March 1967 (thus approximately 9 years unexpired).

#### Location

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

EPC Rating C

#### Description

The property comprises a fifth floor one bedroom flat situated within a purpose built building arranged over ground and seven upper floors. The property benefits from lift access.

#### Accommodation

**Fifth Floor**  
Reception Room  
Kitchen  
Bedroom  
Utility Room  
Bathroom  
Separate WC



LOT 106

Flat 54 Regatta Point, 38 Kew Bridge Road, Brentford, Middlesex TW8 0EB

\*Guide Price  
£300,000+

### A Vacant Fifth Floor One Bedroom Flat with River Views and an Allocated Parking Space

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Kew Gardens are within easy reach. Transport links are provided by Gunnersbury underground (District line) and overground station (Mildmay line) and Kew Bridge rail station.

#### Description

The property comprises a fifth floor one bedroom flat situated within a purpose built block arranged over ground and six upper floors. The property benefits from access to a gym, sauna and on-site porter.

#### Tenure

Leasehold. The property is held on a 999 year lease from 29th September 1997 (thus approximately 971 years unexpired).

#### Accommodation

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

#### Exterior

The property benefits from an allocated parking space and access to communal gardens.

EPC Rating B



LOT 107

**115 Saltergate, Chesterfield,  
Derbyshire S40 1NF**\*Guide Price  
**£240,000+****A Vacant Detached Former Dental Practice on a Large Corner Plot with Planning Permission Granted for Change of Use to Residential Dwelling****Tenure**  
Freehold**Location**

The property is situated on a mixed-use road, approximately an eight-minute walk from the town centre, and lies on the edge of an established and sought-after residential area. The open spaces of Shentall Gardens are within easy reach, and transport links are provided by Chesterfield railway station.

**Description**

The property comprises a detached commercial building (former dentists) arranged over lower ground, ground and two upper floors.

**Exterior**

The property benefits from a side garden and a car park to the rear of the property.

**EPC Rating D****Accommodation**  
Lower Ground Floor  
Cellar**Ground Floor**  
Reception Area  
Kitchenette  
Three Reception Rooms  
WC**First Floor**  
Three Reception Rooms  
Kitchen  
Shower Room**Second Floor**  
Two Reception Rooms**Total Internal GIA Approx: 236 sq m (2,539 sq ft)****Planning**

Chesterfield Borough Council granted the following planning permission (ref: CHE/25/00703/FUL) on 14/11/2025: Change of use of commercial property to a dwelling with associated alterations



LOT 108

**Rear Garden Flat, 165 London Road, St. Leonards-on-Sea,  
East Sussex TN37 6LS**\*Guide Price  
**£40,000+****A Vacant Ground Floor One Bedroom Garden Flat****Location**

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

**Description**

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

**Exterior**

The property benefits from a private rear garden.

**Tenure**

Leasehold. The property is held on a 99 year lease from 28th July 1989 (thus approximately **62 years unexpired**). At the buyer's request a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Accommodation****Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
Store Room



# LOT 109

## Flat 507 Sculpture House, 4 Killick Way, Mile End, London E1 3FE

\*Guide Price  
**£240,000+**

### 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 Mile End Park are within easy reach. Transport links are provided by Stepney Green underground station (Hammersmith & City, Circle and District lines).

#### Description

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

**EPC Rating B**

#### Tenure

Leasehold. The property is held on a 250 year lease from 23rd March 2010 (thus approximately **234 years unexpired**).

#### Accommodation

**Fifth Floor**  
Open Plan Reception/Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a balcony.



# LOT 110

## 6 Week Completion Available or Earlier if Required 15 Widred Road, Dover, Kent CT17 0BT

\*Guide Price  
**£90,000+**

### A Vacant Five 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 Connaught Park are within easy reach. Transport links are provided by Dover Priory rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
Two Rooms  
Kitchen  
WC

#### First Floor

Three Rooms  
Bathroom

#### Exterior

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

**EPC Rating F**



# LOT 110A

## Flat 164 Aspects, 1 Throwley Way, Sutton, Surrey SM1 4FE

\*Guide Price  
**£220,000+**

### A Sixth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,500 Per Annum

#### Tenure

Leasehold. The property is held on a 198 year lease from 2nd March 2004 (thus approximately **176 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

#### Exterior

The property benefits from two allocated parking spaces and a wraparound balcony.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,625 per calendar month.

#### EPC Rating C



# LOT 111

## 108 Villiers Street, Preston, Lancashire PR1 7PB

\*Guide Price  
**£75,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room with Open-Plan Kitchen  
Bathroom

#### First Floor

Three Bedrooms

#### Exterior

The property benefits from a rear yard.

#### EPC Rating D





LOT

112

40 St. Marys Grove, Swindon,  
Wiltshire SN2 1RQ

\*Guide Price  
**£140,000-£180,000**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
Freehold

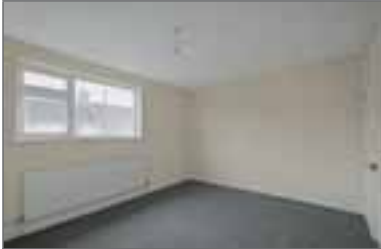
**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of St Marks Recreation Ground are within easy reach. Transport links are provided by Swindon rail station.

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

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

**First Floor**  
Two Bedrooms

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



LOT

113

15 Downs Road, Canterbury,  
Kent CT2 7AY

\*Guide Price  
**£240,000+**

**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 both front and rear gardens.

**EPC Rating F**



LOT 114

**7 Russell Close, Crayford, Dartford,  
Kent DA1 4PU**\*Guide Price  
**£140,000+****A Vacant Semi Detached Bungalow. Potential for Development  
(Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Description**

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

**Planning**

Planning has been submitted for an extension to convert the property into a three bedroom dwelling. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

**Location**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from an outbuilding, side and rear gardens and a communal front garden.

**EPC Rating D**

LOT 115

**80 Desborough Road, Eastleigh,  
Hampshire SO50 5NS**\*Guide Price  
**£260,000+****A Five Room Mid Terrace HMO Fully Let Producing £37,920 Per Annum (Reflecting a Gross Initial Yield of 14.5%)****Location**

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

**Description**

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

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

Freehold

**Accommodation****Ground Floor**

Kitchen  
Two Rooms (Both with En-Suites)

**First Floor**

Three Rooms (All with En-Suites)

**Tenancy**

The property is subject to individual tenancies at a combined rent of £37,920 per annum.





# LOT 116

## 202 Bilsby Lodge, Chalklands, Wembley, Middlesex HA9 9DY

\*Guide Price  
**£185,000+**

### 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 Chalkhill Park are within easy reach. Transport links are provided by Wembley Park underground station (Jubilee line) and Wembley Stadium rail station.

#### Description

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

#### Tenure

Leasehold. The property is held on a 149 year lease from 25th March 1964 (thus approximately **87 years unexpired**).

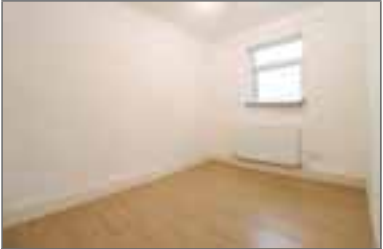
#### Accommodation

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

#### Exterior

The property benefits from residents parking.

**EPC Rating C**



# LOT 117

## Flat 9 Singleton Hall, Lodge Lane, Singleton, Poulton-le-Fylde, Lancashire FY6 8LT

\*Guide Price  
**£215,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2005 (thus approximately **978 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

#### Exterior

The property benefits from communal gardens.

**EPC Rating C**



LOT 118

**13 Pembroke Avenue, Harrow,  
Middlesex HA3 8QG**\*Guide Price  
**£425,000+****A Three Bedroom Semi Detached 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 Byron Park are within easy reach. Transport links are provided by Harrow & Wealdstone underground station (Bakerloo line) and Headstone Lane overground station.

**Tenancy**

We have been advised that the property is tenanted but no rent is being collected. Please refer to the legal pack for more information.

**Planning**

Harrow Borough Council granted the following planning permission (ref: P/2407/19/PRIOR) in 2019: 'Single Storey Rear Extension: 6.0 metres deep, 3.670 metres maximum height, 3.0 metres high to the eaves'. Works have commenced.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**Note**

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



LOT 119

**6 Week Completion Available  
72 Ewart Road, Honor Oak,  
London SE23 1BQ**\*Guide Price  
**£130,000+****A Vacant First Floor Two Bedroom Maisonette****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Garthorne Road Nature Reserve are within easy reach. Transport links are provided by Forest Hill train station.

**Description**

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

**Tenure**

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

**Accommodation**

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

**Exterior**

The property benefits from a private rear garden and a garage.

**EPC Rating D**



# LOT 120

## Flat 1, 210 Selsdon Road, South Croydon, Surrey CR2 6PL

\*Guide Price  
**£200,000+**

### A Vacant First Floor One Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 125 year lease from 3rd December 2020 (thus approximately 120 years unexpired).

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

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

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

**Exterior**  
The property benefits from a Juliet balcony and communal gardens.

**EPC Rating B**



# LOT 120A

## 9A Ross Close, Northolt, Middlesex UB5 4GZ

\*Guide Price  
**£290,000+**

### 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.

**Note**  
Please be aware that the property has known subsidence issues.

**EPC Rating B**



LOT 121

**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 122

**10 Bowstoke Road, Birmingham, West Midlands B43 5EA****\*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 Sandwell Valley Country Park are within easy reach. Transport links are provided by Hamstead rail station.

**Description**

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

**Accommodation****Ground Floor**

Through Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



# LOT 123

## 183B Charlemont Road, East Ham, London E6 6AG

\*Guide Price  
**£80,000+**

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

#### Tenure

Leasehold. The property is held on a 120 year lease from 7th December 2010 (thus approximately 109 years unexpired).

#### Location

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

#### Description

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

#### Accommodation

**Second Floor**  
Studio Room  
Bathroom

#### Tenancy

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



# LOT 124

## Second Floor Flat 183 Charlemont Road, East Ham, London E6 6AG

\*Guide Price  
**£80,000+**

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

#### Tenure

Leasehold. The property is held on a 120 year lease from 7th December 2010 (thus approximately 109 years unexpired).

#### Location

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

#### Description

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

#### EPC Rating D

#### Accommodation

**Second Floor**  
Studio Room  
Bathroom

#### Tenancy

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



LOT 125

27 Cherry Orchard, Stratford-upon-Avon,  
Warwickshire CV37 9AP\*Guide Price  
£200,000+**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 Shottery Field are within easy reach. Transport links are provided by Stratford-upon-Avon rail station.

**Description**

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

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

Through Reception Room  
Kitchen  
Utility Area  
WC

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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



LOT 126

6 Week Completion Available or Earlier if Required  
1 Dane Court, College Road, St Albans,  
Hertfordshire AL1 5NX\*Guide Price  
£80,000+**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 Longacres Playing Field are within easy reach. Transport links are provided by St Albans City rail station.

**Description**

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

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

Leasehold. The property is held on a 125 year lease from 24th March 2016 (thus approximately 115 years unexpired).

**Accommodation**

**Ground Floor**  
Reception Room/Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a communal garden and communal parking.





LOT

127

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 (Reflecting a Gross Initial Yield of 10%). 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 128

**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 129

**Flat 22 City Gate House, 399-425 Eastern Avenue, Ilford,  
Essex IG2 6LQ**

\*Guide Price  
**Sold prior**

### A Vacant Third Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 24th December 2006 (thus approximately **106 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities and opposite the station. The open spaces of Valentines Park are within easy reach. Transport links are provided by Gants Hill underground station (Central line) and Ilford (Elizabeth line) station.

**EPC Rating B**

#### Description

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

#### Accommodation

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





# LOT 130

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

\*Guide Price  
**£85,000+**

### A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,232 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 £1,436 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. The property requires a program of refurbishment and repairs.

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### EPC Rating D



# LOT 131

## 14 North Avenue, Bedworth, Warwickshire CV12 9EQ

\*Guide Price  
**£85,000+**

### A Vacant Two Bedroom End of Terrace House

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Utility Room

##### First Floor

Two Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.

#### EPC Rating



LOT 132

**Flat 2, 192 Hainault Avenue, Westcliff-on-Sea,  
Essex SS0 9EX**

\*Guide Price  
**£65,000+**

### 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.

**EPC Rating D**

#### 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 133

**23 Corby Road, Weldon, Corby,  
Northamptonshire NN17 3HS**

\*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. Numerous open spaces are within easy reach. Transport links are provided by Corby rail station and the A43.

#### Description

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

#### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Second Floor**  
Two Attic Rooms

#### Exterior

The property benefits from both front and rear gardens.





# LOT 134

## 25 Corby Road, Weldon, Corby, Northamptonshire NN17 3HS

\*Guide Price  
**£75,000+**

### A Vacant Two Bedroom Semi Detached House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. Numerous open spaces are within easy reach. Transport links are provided by Corby rail station and the A43.

**Description**  
The property comprises a two bedroom Grade II Listed semi detached house arranged over ground and two upper floors. The property requires a full program of refurbishment.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen/Diner

**First Floor**  
Bedroom

**Second Floor**  
Bedroom

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



# LOT 135

## Flat 5 Shire House, 135 Harrow Road, Leytonstone, London E11 3PX

\*Guide Price  
**£165,000+**

### A Vacant Ground Floor One Bedroom Flat

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

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Harrow Road Playing Fields are within easy reach. Transport links are provided by Leyton underground station (Central line) and Leytonstone High Road overground station.

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

**EPC Rating D**

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**  
The property benefits from allocated parking.



LOT 136

21 Bodmin Road, Sale,  
Cheshire M33 5JH\*Guide Price  
**£175,000+****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 Dainewell Park are within easy reach. Transport links are provided by Flixton rail station.

**Description**

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

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

Reception Room With Open-Plan Kitchen  
Reception Room  
Study Room

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a rear garden and an outbuilding.



LOT 137

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 138

By Order of the Mortgagees not in Possession  
**Flat 8 Fraser House, 190 Cromwell Road, Earls Court,  
London SW5 0SL**

\*Guide Price  
**Postponed**

**A Second Floor Two Bedroom Flat Subject to an Unknown Tenancy**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Holland Park are within easy reach. Transport links are provided by Earl's Court underground station (Circle, District and Piccadilly lines) and Kensington Olympia rail station.

**Tenancy**

The property is subject to an unknown tenancy. Prospective purchasers must undertake their own enquiries regarding the occupancy status and should rely on their own enquiries.

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th December 1976 (thus approximately **950 years unexpired**).

**Description**

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

**Accommodation**

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



LOT 139

6 Week Completion Available  
**4 Crouch View Grove, Hullbridge, Hockley,  
Essex SS5 6LE**

\*Guide Price  
**£215,000-£285,000**

**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 140

6 Week Completion Available  
**20 Edgington Road, Streatham,  
 London SW16 5BS**

\*Guide Price  
**£200,000+**

**A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,200 Per Annum. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)**

#### Tenure

Leasehold. The property is held on a 999 year lease from 25th March 1965 (thus approximately **938 years unexpired**).

#### 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 Common rail station.

#### Description

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

#### Accommodation

##### First Floor

Reception Room  
 Kitchen  
 Two Bedrooms  
 Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £19,200 per annum.

#### EPC Rating C



LOT 140A

**45-47 Northam Road, Southampton,  
 Hampshire SO14 0PD**

\*Guide Price  
**£200,000+**

**A Mid Terrace Mixed Use Building Arranged to Provide Two Ground Floor Retail Units and Ten Flats (6 x Studio, 4 x One Bedroom) Understood to be Let Producing £67,404 Per Annum**

#### Tenure

Freehold & Leasehold

#### Location

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

#### Tenancy

One shop is subject to a commercial lease agreement for a term of 36 months commencing 30th April 2024 at a rent of £217 pcm. One shop is vacant. The flats are all subject to a residential lease agreement from 1st April 2024 at a rent of £540 pcm per flat. The auctioneers are unable to verify the validity of the leases and if the rent is being paid and buyers are required to do their own due diligence.

#### Note

We understand that there is no planning record for the residential

#### Description

The property comprises a mid terrace mixed use building arranged to provide two ground floor retail units and ten flats (6 x studio, 4 x one bedroom) on the remaining floors.

#### Accommodation

**Lower Ground Floor**  
 2 x One Bedroom Flats

**Ground Floor**  
 Two Retail Units

**Raised Ground Floor**  
 2 x Studio Flats  
 One Bedroom Flat

**First Floor**  
 3 x Studio Flats  
 One Bedroom Flat

**Second Floor**  
 Studio Flat





## LOT 141 | 23 Gateway, Walworth, London SE17 3UE

\*Guide Price  
**£240,000+**

**A First and Second Floor Four Bedroom Split Level Fully Licensed HMO Fully Let Producing £37,200 Per Annum (Reflecting a Gross Initial Yield of 15.5%)**

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Burgess Park are within easy reach. Transport links are provided by Elephant & Castle underground (Bakerloo and Northern lines) and rail station.

### Description

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

### Tenancy

The property is subject to individual tenancies at a combined rent of £3,100 per calendar month.

### Tenure

Leasehold. The property is held on a 125 year lease from 8th May 1989 (thus approximately **88 years unexpired**).

### Accommodation

#### First Floor

Communal Reception Room  
Communal Kitchen  
Letting Room

#### Second Floor

Three Letting Rooms  
Communal Bathroom  
Separate WC

### EPC Rating C



## LOT 142 | 159 Central Drive, Blackpool, Lancashire FY1 5ED

\*Guide Price  
**£45,000-£90,000**

**A Mid Terrace Building Arranged To Provide 5 x One Bedroom Flats. One Flat is Let Producing £4,680 Per Annum. ERV of £23,400 Once Fully Let.**

### Tenure

Freehold

### Location

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

### Tenancy

One of the five flats are subject to assured shorthold tenancies at a combined rent of £4,680 per annum.

### Note

We understand the property is subject to an overage. Please refer to the legal pack for further information.

### Description

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

### Accommodation

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



LOT 143

**77 Garden Avenue, Hatfield,  
Hertfordshire AL10 8LH****\*Guide Price  
£230,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities as well as University of Hertfordshire. The open spaces of Cherry Way Park are within easy reach. Transport links are provided by the A1 to the West and Hatfield rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Utility Room

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**

LOT 144

**Flat 46 Isobel House, Staines Road West, Sunbury-on-Thames, Middlesex TW16 7BD****\*Guide Price  
£110,000+****A Vacant Ninth Floor Three Bedroom Flat****Tenure**

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

**Location**

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

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a private balcony and allocated parking.

**EPC Rating D**



LOT 145

**Flat 26 Garden Court, 70 Station Road, West Drayton, Middlesex UB7 7FA**

\*Guide Price  
**£210,000+**

**A First Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,500 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2015 (thus approximately **114 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**First Floor**

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

**Exterior**

The property benefits from underground parking, communal gardens and a roof terrace.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,625 per calendar month.

**EPC Rating B**



LOT 146

**21 North Avenue, Hayes, Middlesex UB3 2JE**

\*Guide Price  
**£400,000+**

**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 Barra Hall Park are within easy reach. Transport links are provided by Southall underground (Elizabeth Line) and rail station.

**Description**

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

**EPC Rating D**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

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



LOT 147

**6 Enfield Road, Blackpool,  
Lancashire FY1 2RB****\*Guide Price  
£30,000-£60,000****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 Claremont Park are within easy reach. Transport links are provided by Layton rail station.

**Description**

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

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

LOT 148

**50 Edinburgh Road, Chatham,  
Kent ME4 5BZ****\*Guide Price  
£120,000+****A Vacant Five Room Mid Terrace House. Potential for a Loft Extension and 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 Luton Millenium Green are within easy reach. Transport links are provided by Chatham rail station.

**Description**

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

**Accommodation**  
**Ground Floor**  
Two Rooms  
Kitchen  
Bathroom**First Floor**  
Three Rooms**Exterior**  
The property benefits from a rear garden.**EPC Rating E**



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LOT

149

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

\*Guide Price  
**£300,000+**

**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 150

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

**\*Guide Price  
£575,000+**



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

#### Tenure

Freehold

#### Location

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

#### Description

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

#### EPC Rating B

#### Accommodation

##### Ground Floor

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

##### Exterior

The property benefits from communal gardens and off street parking.

#### First Floor

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

#### Second Floor

Four Bedrooms (Two with En-Suite)  
Room  
WC

#### Annex

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



## LOT 151 | 10C Britannia Road, Ilford, Redbridge IG1 2EQ

\*Guide Price  
**£70,000-£120,000**

### A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £8,160 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 7th November 2016 (thus approximately **115 years unexpired**).

#### Location

The property is situated on a residential road close to the local shops and amenities of Ilford Town Centre. The open spaces of South Park are within easy reach. Transport links are provided by Ilford & Barking underground stations (Elizabeth & Circle lines), overground station and rail station.

#### Description

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

#### Accommodation

**First Floor**  
Studio Room  
Kitchen  
Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £680 per calendar month.



## LOT 152 | By Order of the Executors 50 Orchard Close, Radlett, Hertfordshire WD7 8DN

\*Guide Price  
**£150,000+**

### A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £11,160 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 13th June 1988 (thus approximately **87 years unexpired**).

#### Location

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

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £930 per calendar month. Please refer to the legal pack for more information.

**EPC Rating D**

#### Accommodation

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from communal gardens.

#### Note

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



LOT 153

47 & 49 Raymond Road, Redruth,  
Cornwall TR15 2HF\*Guide Price  
£60,000-£120,000

**A Vacant Three Bedroom End of Terrace House Situated on a Large Plot of Land Measuring Approximately 5,197 sq ft. Potential for Development (Subject to Obtaining all Necessary Consents).**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom  
WC

**Exterior**  
The property benefits from large side and rear gardens.

**EPC Rating D**



LOT 154

47 Railway Street, Braintree,  
Essex CM7 3JD\*Guide Price  
£175,000+

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

**Tenure**  
Freehold

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





LOT 155

107 The Gatehaus, Leeds Road, Bradford,  
West Yorkshire BD1 5BQ

\*Guide Price  
**£20,000-£40,000**

**A Vacant Second Floor One Bedroom Flat**

**Tenure**

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

**EPC Rating C**

**Description**

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

**Accommodation**

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



LOT 156

Flat 32 Classic Mansions, Well Street, Hackney,  
London E9 7QH

\*Guide Price  
**£275,000+**

**A Third Floor Flat Arranged to Provide Three Letting Rooms. Two of the Rooms are Subject to Individual Tenancies Producing £25,080 Per Annum. One Room is Vacant.**

**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 Bethnal Green underground station (Central line), London Fields overground station and Hackney Downs rail station.

**Description**

The property comprises a third floor flat arranged to provide three letting rooms situated within a purpose built corner building arranged over ground and four upper floors.

**EPC Rating C**

**Tenure**

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

**Accommodation**

**Third Floor**  
Three Letting Rooms  
Kitchen  
Bathroom

**Tenancy**

Two of the rooms are subject to individual tenancies at a rent of £25,080 per annum. One room is vacant.



LOT 157

**Flat 33 Classic Mansions, Well Street, Hackney,  
London E9 7QH****\*Guide Price  
£325,000+****A Third Floor Flat Arranged to Provide Three Letting Rooms  
Subject to Individual Tenancies Producing £47,004 Per Annum****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 Bethnal Green underground station (Central line), London Fields overground station and Hackney Downs rail station.

**Description**

The property comprises a third floor flat arranged to provide three letting rooms situated within a purpose built corner building arranged over ground and four upper floors.

**Tenure**

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

**Accommodation****Third Floor**

Three Letting Rooms  
Kitchen  
Bathroom

**Tenancy**

The property is subject to individual tenancies at a rent of £47,004 per annum.



LOT 158

**39 Northam Road, Southampton,  
Hampshire SO14 0PD****\*Guide Price  
£110,000+****A Mid Terrace Mixed Use Building Arranged to Provide a Ground  
Floor Retail Unit and Six Studio Flats on the Remaining Floors  
Fully Let Producing £36,484 Per Annum****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a mid terrace mixed use building arranged to provide a ground floor retail unit and six studio flats on the remaining floors.

**Note**

We understand that there is no planning record for the residential units and there is currently a planning enquiry. Buyers should rely on their own enquiries.

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

3 x Studio Flats

**Ground Floor**

Retail Unit

**First Floor**

3 x Studio Flats

**Tenancy**

The property is subject to a lease for a term of 36 months commencing 1st April 2024 at a rent of £36,484 per annum. The auctioneers are unable to verify the validity of the leases and if the rent is being paid and buyers are required to do their own due diligence.

**EPC Rating**

Commercial - C  
Studio 1 - D / Studio 2 - C  
Studio 3 - D / Studio 4 - D  
Studio 5 - C / Studio 6 - C





LOT

159

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

160

62A Avenue Road, Haringey,  
London N15 5JH

\*Guide Price

£240,000+

A Vacant First Floor One Bedroom Maisonette and a Garage.  
Potential for a Loft Conversion (Subject to Obtaining all Relevant Consents)

Tenure

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

Location

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

EPC Rating

E

Description

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

Accommodation

First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

Exterior

The property benefits from a garage and off street parking.



LOT 161

**459 Greenford Road, Greenford,  
Middlesex UB6 8RQ**\*Guide Price  
**£180,000+****A First Floor Three Bedroom Maisonette Subject to an Assured Shorthold Tenancy Producing £19,800 Per Annum****Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,650 per calendar month.

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

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

**Accommodation****First Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a private rear garden.



LOT 162

**6 Week Completion Available  
Glandwr, Park Crescent, Llanfairfechan,  
Gwynedd LL33 0BE**\*Guide Price  
**£50,000+****A Vacant Five 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 Victoria Gardens are within easy reach. Transport links are provided by Llanfairfechan rail station.

**Description**

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

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

Two Reception Rooms  
Kitchen

**First Floor**

Four Bedrooms  
Bathroom

**Second Floor**

Bedroom

**Exterior**

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





## LOT 163 | Flat 22 Miller Heights, 43-51 Lower Stone Street, Maidstone, Kent ME15 6LN

\*Guide Price  
**£50,000-£70,000**

### A Second Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,830 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2015 (thus approximately **114 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Second Floor

Open Plan Kitchen/Reception Room  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from allocated parking.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £902.50 per calendar month.



## LOT 164 | 27 Parliament Street, Stroud, Gloucestershire GL5 1LN

\*Guide Price  
**£110,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Bathroom

##### First Floor

Two Bedrooms

##### Second Floor

Bedroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating F**



# LOT 165

## 341D Green Lanes, Palmers Green, London N13 4TY

\*Guide Price  
**£70,000-£90,000**

### 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 166

## 56 Pamplins, Basildon, Essex SS15 5BJ

\*Guide Price  
**£90,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 10th January 1994 (thus approximately **93 years unexpired**).

#### Location

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

**EPC Rating** D

#### Description

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

#### Accommodation

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





# LOT 167

6 Week Completion Available or Earlier if Required  
95 High Street, Sutton, Ely,  
Cambridgeshire CB6 2NW

\*Guide Price  
**£90,000+**

## A Vacant Three Bedroom Detached Bungalow Situated on a Plot of Land Measuring Approximately 570 sq m (6,145 sq ft)

### Location

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

### Description

The property comprises a three bedroom detached bungalow arranged over the ground floor situated on a plot of land measuring approximately 570 sq m (6,145 sq ft).

EPC Rating E

### Tenure

Freehold

### Accommodation

#### Ground Floor

Two Reception Rooms  
Kitchen  
Three Bedrooms  
Bathroom

### Exterior

The property benefits from both front and rear gardens.



# LOT 168

Flat A 278 Hanworth Road, Hounslow,  
Middlesex TW3 3TY

\*Guide Price  
**£80,000-£90,000**

## A Vacant Ground Floor Studio Flat

### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2005 (thus approximately 104 years unexpired).

### Location

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

### Description

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

### Accommodation

#### Ground Floor

Studio Room  
Kitchenette  
Bathroom

EPC Rating E



LOT 169

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. The property requires a program of refurbishment and repairs.

**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 170

1247A Christchurch Road, Bournemouth,  
Dorset BH7 6BP\*Guide Price  
£140,000+**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. The property requires a program of refurbishment and repairs.

**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 171

Flat 5, 125-127 High Street, Brentwood,  
Essex CM14 4RX

\*Guide Price  
**£200,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Shenfield Common are within easy reach. Transport links are provided by Brentwood underground (Elizabeth line) and rail stations.

**Description**

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

**EPC Rating E**

**Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 2023 (thus approximately **122 years unexpired**).

**Accommodation**

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



LOT 172

3 Dishforth Lane, Burnt Oak,  
London NW9 5WG

\*Guide Price  
**£205,000+**

**A Ground Floor Four Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 99 year lease from 11th December 1989 (thus approximately **62 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Four Bedrooms  
Utility Room  
Shower Room  
Bathroom  
Two Separate WC's

**On the Instructions of**



LOT 173

Flat 111 Ability Place, 37 Millharbour, Canary Wharf,  
London E14 9HW\*Guide Price  
£230,000+**A Ninth Floor One Bedroom Flat****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 South Quay underground station (DLR line).

**Description**

The property comprises a ninth floor one bedroom flat situated within a purpose built building arranged over ground and sixteen upper floors. The property benefits from 24-hour concierge, an on site gym, sauna, steam and jacuzzi.

EPC Rating B

**Tenure**

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

**Accommodation**

**Ninth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a balcony.

On the Instructions of



LOT 174

257A Wick Road, Hackney,  
London E9 5DG\*Guide Price  
£185,000+**A Ground and First Floor One Bedroom Split Level Flat****Location**

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

**Description**

The property comprises a ground and first floor one bedroom split level flat situated within a mid terrace building arranged over ground and first 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 1987 (thus approximately **86 years unexpired**).

**Accommodation**

**Ground Floor**  
Open Plan Reception/Kitchen

**First Floor**

Bedroom  
Bathroom

On the Instructions of





LOT 175

## Mineral House, 35 West Road, Mexborough, South Yorkshire S64 9NL

\*Guide Price  
**£85,000+**

**A Vacant Detached Building Arranged to Provide Six Room HMO. Estimated Rental Value of Circa £30,516.72 Per Annum Once Fully Let (Source: LHA Rate).**

### Location

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

### Description

The property comprises a detached building arranged to provide six room HMO arranged over ground and first floors.

### Note

We understand from the vendor that the property benefits from an HMO licence.

**EPC Rating D**

### Accommodation

#### Ground Floor

Three Letting Rooms (one with en-suite)  
Kitchen

#### First Floor

Three Letting Rooms  
Three Shower Rooms

### Exterior

The property benefits from a rear garden.



LOT 176

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

\*Guide Price  
**£180,000+**

### A Vacant Ground Floor One/Two Bedroom Flat

### Tenure

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

### Location

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

**EPC Rating C**

### Description

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

### Accommodation

#### Ground Floor

Reception Room  
Kitchen  
Two Rooms  
Bathroom

### Exterior

The property benefits from a shared rear garden.



LOT 177

**38 Epping Green, Hemel Hempstead,  
Hertfordshire HP2 7JD****\*Guide Price  
£80,000+****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 178

**20-26 Hill Street, Wisbech,  
Cambridgeshire PE13 1BA****\*Guide Price  
£160,000-£190,000****A Parade of Three Vacant Terraced Buildings Each Comprising of a Ground Floor Retail Unit with First and Second Floor Ancillary Space. Offered With Planning Permission to Convert the Upper Floors into Flats****Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Wisbech Park are within easy reach. Transport links are provided by March rail station and the A1101.

**Planning**

Fenland District Council granted the following planning permission (ref: F/YR25/0803/F) on 27th October 2025 : 'Alterations to existing building to form 2 x retail units at ground floor level, with 2 x dwellings above (1 x flat and 1 x maisonette)'.

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

The property comprises a parade of three vacant terraced buildings each comprising of a ground floor retail unit with first and second floor ancillary space.

**Accommodation**

**Ground Floor**  
Retail Units  
G.I.A Approximately 113 sq m (1,216 sq ft)

**First Floor**

Ancillary Space  
G.I.A Approximately 113 sq m (1,216 sq ft)

**Second Floor**

Ancillary Space  
G.I.A Approximately 104 sq m (1,120 sq ft)





LOT 179

By Order of the Mortgagees NOT in Possession  
**Tinsleys Cottage, 3 Campains Lane, Deeping St. Nicholas,  
Spalding, Lincolnshire PE11 3EX**

\*Guide Price  
**£60,000+**

**A 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 Willow Tree Fen are within easy reach. Transport links are provided by Spalding rail station.

**Description**

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

**EPC Rating** F

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**Note**

We understand that property has suffered from subsidence. Buyers should rely on their own enquiries. The property has not been inspected by Auction House London. All information has been supplied by the vendor.



LOT 180

**Flat 10 Lightbox, 63 Earl Street, Sheffield,  
South Yorkshire S1 4WG**

\*Guide Price  
**£40,000+**

**A Ground Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £11,600 Per Annum Net  
(Reflecting a Gross Initial Yield of 29%)**

**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 181

14 Cross Street, Skegness,  
Lincolnshire PE25 3RH

\*Guide Price

£40,000-£70,000

**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 F****Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Second Floor**

Bedroom

**Exterior**

The property benefits from a rear garden.



LOT 182

21 Preston Lane, Lyneham, Chippenham,  
Wiltshire SN15 4AR

\*Guide Price

£140,000+

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

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by the M1 to the North.

**Description**

The property comprises a two bedroom semi detached house arranged over ground and first floors. The property benefits from a large rear garden and there is potential for development or extension (Subject to obtaining all relevant consents). We understand the property is of non-standard construction.

**Accommodation****Ground Floor**

Kitchen  
Reception Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a large rear garden.

**EPC Rating D**



LOT 183

## Flat 12 Iona House, Nelson Street, Aldershot, Hampshire GU11 1HF

\*Guide Price  
**£70,000+**

### 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 Municipal Gardens are within easy reach. Transport links are provided by Aldershot rail station.

#### Description

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

#### Note

The seller has informed us that the service charge for the year ending 31st March 2026 is £720 and the annual ground rent is £100.

**EPC Rating C**

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2005 (thus approximately **104 years unexpired**).

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### On the Instructions of



LOT 184

## Flat 14 Iona House, Nelson Street, Aldershot, Hampshire GU11 1HF

\*Guide Price  
**£105,000+**

### A Ground and First 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 Municipal Gardens are within easy reach. Transport links are provided by Aldershot rail station.

#### Description

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

#### Note

The seller has informed us that the service charge for the year ending 31st March 2026 is £720 and the annual ground rent is £100.

**EPC Rating F**

#### Tenure

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### First Floor

Bedroom

#### On the Instructions of





Lots 185 - 329

Next Page >>>



# LOT 185

By Order of the Executors  
14 Canning Road, Highbury,  
London N5 2JS

\*Guide Price  
**£800,000+**

## 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 Clissold Park are within easy reach. Transport links are provided by Arsenal underground station (Piccadilly line).

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Open Plan Kitchen/Dining Room

**First Floor**  
Three Bedrooms  
Bathroom

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



# LOT 186

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

\*Guide Price  
**£170,000+**

## 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.

**EPC Rating** D

**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 187

By Order of the Executors

**3 Courtlands Close, Goring-by-Sea, Worthing,  
West Sussex BN12 4BT**\*Guide Price  
**£240,000+****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 188

**2 Wheatfield Drive, Waltham, Grimsby,  
South Humberside DN37 0XT**\*Guide Price  
**£150,000+****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.

**EPC Rating E****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 189

By Order of the Executors  
36 Chetwynd Road, Toton, Nottingham,  
Nottinghamshire NG9 6FT

\*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 Manor Farm Open Space are within easy reach. Transport links are provided by Long Eaton rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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



LOT 190

By Order of the Executors  
25 Chapel Garth, Skipsea, Driffield,  
North Humberside YO25 8TB

\*Guide Price  
£95,000+

**A Vacant Two Bedroom Semi Detached Bungalow**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Moos Beach are within easy reach. Transport links are provided by the A165 to the West.

**Description**  
The property comprises a two bedroom semi detached bungalow. The property requires a program of refurbishment.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

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



LOT 191

By Order of the Executors  
**8 Almond Avenue, Risca, Newport,  
 Gwent NP11 6PF**

\*Guide Price  
**£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. The open spaces of Spar Field are within easy reach. Transport links are provided by Risca And Pontymister rail station.

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
 Kitchen  
 Utility Room

##### First Floor

Two Bedrooms  
 Bathroom

#### Exterior

The property benefits from both front and rear gardens.



LOT 192

By Order of the Executors  
**9 The Yews, Mere, Warminster,  
 Wiltshire BA12 6HT**

\*Guide Price  
**£75,000+**

### A Vacant Ground Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 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 Mere Park are within easy reach. Transport links are provided by A303 to the north.

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
 Kitchen  
 Two Bedrooms  
 Bathroom





# LOT 193

By Order of the Executors  
47 & 49 Middleton Street, Blyth,  
Northumberland NE24 2LS

\*Guide Price  
**£60,000+**

**A Pair of Two Vacant Mid Terrace Houses Arranged to Provide Two Flats (1 x One Bedroom & 1 x Three Bedroom)**

**Tenure**  
Freehold

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

**Description**  
The property comprises a pair of two mid terrace houses arranged to provide 2 x flats. The property requires a program of refurbishment.

**Accommodation**  
**Ground Floor**  
**47**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**First Floor**  
**49**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

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



# LOT 194

By Order of the Executors  
50 Mount Pleasant Road, Wisbech,  
Cambridgeshire PE13 3NE

\*Guide Price  
**£95,000+**

**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 Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms

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

**EPC Rating G**



LOT 195

By Order of the Executors  
**53 Highfield Road, Wallington,  
 Sutton SM1 4JY**

\*Guide Price  
**£175,000+**

### 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 Wrythe Recreation Ground are within easy reach. Transport links are provided by Carshalton rail station.

#### Description

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

#### Tenure

Leasehold. The property is held on a 154 year lease from 26th July 1985 (thus approximately **113 years unexpired**).

#### Accommodation

**Ground Floor**  
 Reception Room  
 Kitchen  
 One Bedroom  
 Bathroom

#### Exterior

The property benefits from a private rear garden.



LOT 196

By Order of the Executors  
**Land to the South of Martin South Drove, Martin, Lincoln,  
 Lincolnshire LN4 3QX**

\*Guide Price  
**£25,000+**

### A Plot of Land Measuring Approximately 15,007 sq m (161,541 sq ft)

#### Tenure

Freehold

#### Location

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

#### Description

A triangular shaped parcel of land measuring approximately 15,007 sq m (161,541 sq ft).

#### Note

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





# LOT 197

## Flat 44 Ranelagh House, 3-5 Elystan Place, Chelsea, London SW3 3LD

\*Guide Price  
**£550,000+**

### A Second and Third Floor Two Bedroom Split Level Flat

#### Tenure

Leasehold. The property is held on a 17th May 2001 year lease from 250 (thus approximately 225 years unexpired).

#### Location

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

#### Description

The property comprises a second and third floor two bedroom split level flat situated within a purpose built building arranged over first and seven upper floors.

EPC Rating C

#### Accommodation

##### Second Floor

Reception Room  
Kitchen  
WC

##### Third Floor

Two Bedrooms (One with an En-Suite)  
Bathroom

GIA Approx: 85 sq m (916 sq ft)

#### Exterior

The property benefits from a balcony on the third floor.

#### On the Instructions of



# LOT 198

## Land on the East Side of Princes Road, Langney Point, Eastbourne, East Sussex BN23 6EN

\*Guide Price  
**£1,000+**

### Land and Roadways Measuring Approximately 3.97 Acres / 16,066 sq m / 172,933 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 Sovereign Park are within easy reach. Transport links are provided by Hampden Park rail station.

#### Description

The lot comprises land and roadways measuring approximately 3.97 Acres / 16,066 sq m / 172,933 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 199

## Land and Buildings on the North West Side of Botany Road, Margate, Kent CT9 3EB

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 30 Acres / 122,458 sq m / 1,318,127 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 Botany Bay Beach are within easy reach. Transport links are provided by Margate rail station.

### Description

The lot comprises land and roadways measuring approximately 30 Acres / 122,458 sq m / 1,318,127 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 200

## Land on the East Side of South Street, St. Austell, Cornwall PL25 5BN

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.69 Acres / 2,792 sq m / 30,053 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 Truro Road Park are within easy reach. Transport links are provided by St Austell rail station.

### Description

The lot comprises land and roadways measuring approximately 0.69 Acres / 2,792 sq m / 30,053 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 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 202

## Land to the South of Quedgeley Court, Gloucester, Gloucestershire GL4 0TR

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 5.45 Acres /  
22,055 sq m / 237,398 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 5.45 Acres / 22,055 sq m / 237,398 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

## Plot 1 Part of Land Abutting Trenoweth Road, Falmouth, Cornwall TR11 5GH

\*Guide Price  
**£1,000+****A Plot of Land Measuring Approximately 0.09 Acres / 364 sq m / 3,918 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 0.09 Acres / 364 sq m / 3,918 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

## Plot 2 Land Lying to the East of Trenoweth Road, Falmouth, Cornwall TR11 5GH

\*Guide Price  
**£1,000+****Land and Roadways Measuring Approximately 3.25 Acres / 13,152 sq m / 141,567 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 Swanpool Beach are within easy reach. Transport links are provided by Penmere rail station.

**Description**

The lot comprises land and roadways measuring approximately 3.25 Acres / 13,152 sq m / 141,567 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 205 | Land on the West Side of Hitchin Road, Arlesey, Bedfordshire SG15 6XZ

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.52 Acres / 2,104 sq m / 22,647 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 Mushroom Park are within easy reach. Transport links are provided by Arlesey rail station.

**Description**

The lot comprises land and roadways measuring approximately 0.52 Acres / 2,104 sq m / 22,647 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 205A | 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 206

Land Lying to the South of Middleway, St. Blazey, Par,  
Cornwall PL24 2LP\*Guide Price  
£1,000+**Land and Roadways Measuring Approximately 5.97 Acres /  
24,160 sq m / 260,056 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 Par Sands Beach are within easy reach. Transport links are provided by Par rail station.

**Description**

The lot comprises land and roadways measuring approximately 5.97 Acres / 24,160 sq m / 260,056 sq ft.

**Note**

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



LOT 207

Flat 9 Viscount House, 8 Lakeside Drive, Park Royal,  
London NW10 7GS\*Guide Price  
£325,000+**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 Wormwood Scrubs are within easy reach. Transport links are provided by Park Royal underground station (Piccadilly line).

**Description**

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

**Exterior**

The property benefits from a balcony.

**EPC Rating B****Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 2016 (thus approximately 990 years unexpired).

**Accommodation****First Floor**

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

**On the Instructions of**

**Countrywide**  
integrated solutions local expertise





# LOT 207A

By Order of the LPA Receivers

**Flat 152A Lauderdale Mansions, Lauderdale Road, Maida Vale, London W9 1NG**

\*Guide Price  
**£325,000+**

## A Vacant Third Floor Two Bedroom Flat

### Location

The property is situated in the highly sought after area of Maida Vale close to local shops and amenities. The open spaces of Paddington Recreation Ground are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Queens Park overground station.

### Description

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

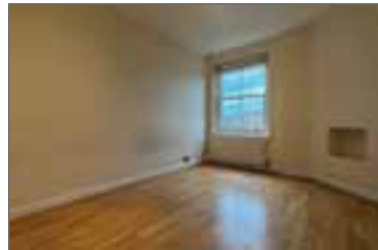
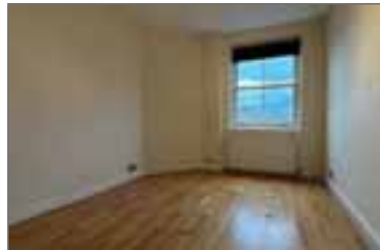
### Tenure

Share of Freehold. The property is held on a 99 year lease from 29th September 1977 (thus approximately **50 years unexpired**).

### Accommodation

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

### EPC Rating D



# LOT 207B

By Order of the LPA Receivers

**130 Wellesley Court, Maida Vale, London W9 1RN**

\*Guide Price  
**£275,000+**

## A Vacant Fourth Floor One Bedroom Flat

### Location

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

### Description

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

### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1983 (thus approximately **82 years unexpired**).

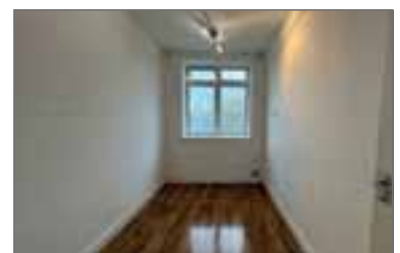
### Accommodation

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

### Exterior

The property benefits from a private balcony.

### EPC Rating C



LOT 208

**81A Honley Road, Catford,  
London SE6 2HY****\*Guide Price  
£260,000+****A Ground Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £13,800 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 22nd February 1985 (thus approximately **58 years unexpired**).

**Location**

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

**Description**

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

**EPC Rating D**

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private rear garden.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,150 per calendar month. Please refer to the legal pack for more information.

On the Instructions of

**Connells**  
group



LOT 209

**Flat 34 Hugh Gaitskell House, Butler Road, Harlesden,  
London NW10 9RT****\*Guide Price  
£200,000+****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.

**EPC Rating C**

**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.

On the Instructions of

**LSL Property Services plc**





# LOT 210 | 10 Thames Crescent, Chiswick, London W4 2RU

\*Guide Price  
**£600,000+**

## 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 Dukes Meadows Park are within easy reach. Transport links are provided by Chiswick rail station.

### Description

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

**EPC Rating C**

### Tenure

Leasehold. The property is held on a 125 year lease from 1st August 1995 (thus approximately **94 years unexpired**).

### Accommodation

**Second Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms (One with an En-Suite)  
Bathroom

### Exterior

The property benefits from a balcony.

### On the Instructions of



# LOT 210A | 5B Mount Pleasant Road, Lewisham, London SE13 6RD

\*Guide Price  
**£110,000+**

## 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 Lewisham Park are within easy reach. Transport links are provided by Ladywell rail station.

### Description

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

**EPC Rating D**

### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1961 (thus approximately **34 years unexpired**).

### Accommodation

**Upper Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

### Exterior

The property benefits from a private rear garden.



LOT 211

**Flat 5, 30 Campden Grove, Kensington,  
London W8 4JQ****\*Guide Price  
£750,000+****A Second, Third and Fourth Floor Three Bedroom Split Level Flat****Tenure**

Leasehold. The property is held on a 100 year lease from 23rd March 1983 (thus approximately **57 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Kensington Palace Green are within easy reach. Transport links are provided by High Street Kensington underground station (Circle & District line).

**Description**

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

**EPC Rating D****Accommodation**

**Second Floor**  
Entrance

**Third Floor**

Two Bedrooms  
Reception Room  
Kitchen  
Bathroom

**Fourth Floor**

Bedroom  
Bathroom

**Exterior**

The property benefits from a roof terrace located on the first floor.

**On the Instructions of**

LOT 211A

**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.

Please note, the property is stated to achieve a rental income of £40,000 per annum. Whilst this figure has been confirmed by the tenant and the freeholder, it is not supported by any rent review memorandums provided to the

**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 212

By Order of the LPA Receivers  
140 Farnaby Road, Bromley,  
Kent BR1 4BW

\*Guide Price  
£440,000+

**A Three Bedroom Semi Detached House Subject to an Unknown Occupancy**

**Location**

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

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the LPA Receivers. Please note that the property is being sold without vacant possession, and no access for viewings or inspections is available.

The occupancy status is unknown, and it is unclear whether any tenancy is in place. Potential purchasers should also be aware that the occupiers may have re-entered the after the locks were changed by the LPA receivers.

**Tenure**

Freehold

**Description**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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

**EPC Rating E**



LOT 212A

Building to the Rear of 114 Greyhound Lane, Lambeth,  
London SW16 5RN

\*Guide Price  
£80,000-£100,000

**A Vacant Two Room Mid Terrace Building**

**Tenure**

Freehold

**Location**

The property is situated in a private cul-de-sac along side residential mews houses and commercial mews buildings and close to local shops and amenities. The open spaces of Streatham Common are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) and Streatham rail station.

**Description**

The property comprises a two room mid terrace building arranged over ground and first floors. The property has been recently refurbished.

**Accommodation**

**Ground Floor**

Room

**First Floor**

Room

**Note**

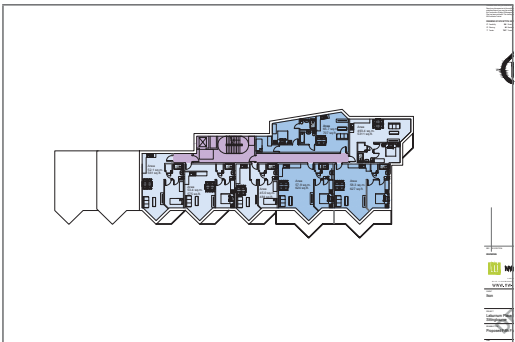
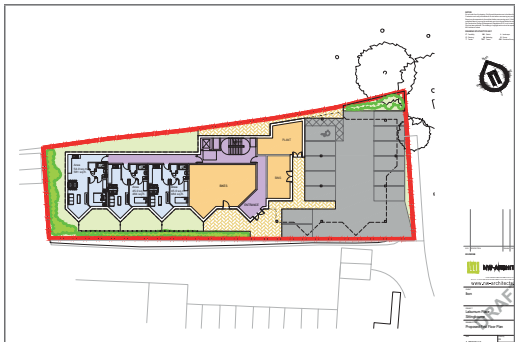
The rear garden and any building structures situated within the garden are not demised within title plan however the garden has been used for many years and the only access to the garden is via the property. Buyers must rely on their own enquiries.



LOT 213

Pumping Station, St Michaels Road, Sittingbourne,  
Kent ME10 1AX

\*Guide Price  
£775,000+



**A Derelict Building Situated on a Plot of Land Measuring Approximately 1,053 sq m (12,830 sq ft) Offered with Planning Permission for the Erection of a Six Storey Building Providing Twenty-Six Flats. There are Additional Plans Drawn Up for the Erection of a Further Eighteen Flats for a Total of Forty Four Flats (Subject to all Relevant Consents).**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a derelict building situated on a plot of land measuring approximately 1,053 sq m (11,334 sq ft).

**Planning**

Swale Borough Council granted the following planning permission (ref: 24/500438/OUT) on 23rd September 2025: 'Outline Planning Application (with all matters reserved except access) for erection of a building comprising up to 26no. apartments, including alterations to existing access, and associated car parking provision and landscaping'.

**Proposed Accommodation**

**Ground Floor**

3 x One Bedroom Flats

**First Floor**

6 x One Bedroom Flats  
3 x Two Bedroom Flats

**Second Floor**

6 x One Bedroom Flats  
3 x Two Bedroom Flats

**Third Floor**

5 x One Bedroom Flats  
3 x Two Bedroom Flats

**Fourth Floor**

5 x One Bedroom Flats  
3 x Two Bedroom Flats

**Sixth Floor**

4 x One Bedroom Flats  
3 x Two Bedroom Flats



## LOT 213A | 70 Sedlescombe Road South, St Leonards-on-Sea, East Sussex TN38 0TJ

\*Guide Price  
**£85,000+**

**A Vacant Semi Detached Mixed Use Building Arranged to Provide a Lower Ground and 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 St Matthews Gardens are within easy reach. Transport links are provided by St Leonards Warrior Square rail station.

**Description**

The property comprises a semi detached mixed use building arranged to provide a lower ground and ground floor commercial unit and a first floor two bedroom flat. The property previously suffered from fire damage.

**Accommodation**  
Lower Ground Floor  
Basement

**Ground Floor**  
Retail Area

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

**Exterior**

The property benefits from off street parking.

**Note**

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



## LOT 213B | 68 Sedlescombe Road South, St. Leonards-on-Sea, East Sussex TN38 0TJ

\*Guide Price  
**£65,000+**

**A Semi Detached Mixed Use Building Arranged to Provide a Lower Ground and Ground Floor Commercial Unit and a First Floor Two Bedroom Flat Fully Let Producing £4,000 Per Annum**

**Location**

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

**Description**

The property comprises a semi detached mixed use building arranged to provide a lower ground and ground floor commercial unit and a first floor two bedroom flat.

**Note**

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

**Tenure**  
Freehold

**Accommodation**  
Lower Ground Floor  
Basement

**Ground Floor**  
Retail Area

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

**Tenancy**

The property is let to a private individual T/A Fairytale Photos at a rent of £4,000 per annum.



LOT 214

11 Randolph Street, Coundon Grange, Bishop Auckland,  
County Durham DL14 8UL\*Guide Price  
£10,000-£20,000**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 numerous green open spaces within easy reach. Transport links are provided by Bishop Auckland rail station.**Description**  
The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom**First Floor**  
Three Bedrooms**Exterior**  
The property benefits from a rear garden.**EPC Rating** F

LOT 215

12 Cross Street, Skegness,  
Lincolnshire PE25 3RH\*Guide Price  
£40,000-£70,000**A Three Bedroom Mid 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 mid 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.**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 216

**Oak Alyn Hotel, 2-4 Deganwy Avenue, Llandudno, Gwynedd LL30 2YB**

\*Guide Price  
**£350,000-£400,000**

**A Vacant Substantial Corner Building Arranged to Provide a Twelve Room Hotel and a Three Bedroom Flat. Currently Fully Let on a Nightly Basis. Previous Annual Accounts Show a Rental Income of £80,000 Per Annum**

**Location**

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

**Description**

The property comprises a substantial corner building arranged to provide a twelve room hotel and a three bedroom flat on the top floor.

**Note**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Restaurant/Bar  
Reception Room/Office  
Storage Room

**First Floor**

Twelve Letting Rooms (All with En-Suites)

**Second Floor**

Three Bedroom Flat

**Exterior**

The property benefits from 12 parking spaces.

**EPC Rating C**



LOT 217

**Flat 1 Convent Court, Hatch Lane, Windsor, Berkshire SL4 3QR**

\*Guide Price  
**£235,000-£255,000**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2005 (thus approximately **104 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**G.I.A Approximately 1000 sq ft**

**Exterior**

The property benefits from a gated car park.

**EPC Rating C**



LOT 218

**Flat 8 Ivebridge House, 59 Market Street, Bradford,  
West Yorkshire BD1 1NE**

\*Guide Price  
**£20,000+**

### A Vacant Third Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 150 year lease from 30th January 1958 (thus approximately **82 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 third floor two bedroom flat situated within a purpose built block arranged over ground and five upper floors.

**EPC Rating C**

#### Accommodation

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



LOT 219

**Garage 25 Fairfax Road, South Hampstead,  
London NW6 4HA**

\*Guide Price  
**£23,000+**

### A Vacant Single Storey Lock Up Garage

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 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 Primrose Hill are within easy reach. Transport links are provided by South Hampstead overground station (Lioness and Mildmay lines) and Swiss Cottage underground station (Jubilee Line).

#### Description

The property comprises a single storey lock up garage.





## LOT 220 | 18 Stadium Approach, Aylesbury, Buckinghamshire HP21 9EX

\*Guide Price  
**£150,000+**

### 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 Foscett Way Park are within easy reach. Transport links are provided by Aylesbury rail station.

#### Description

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

**EPC Rating B**

#### Tenure

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

#### Accommodation

**First Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms  
Bathroom



## LOT 220A | 16-17 Larkstone Terrace, Hillsborough Road, Ilfracombe, Devon EX34 9NU

\*Guide Price  
**£40,000+**

### A Pair of Vacant Terraced Buildings Arranged to Provide Seventeen Flats

#### Tenure

Freehold

#### Description

The property comprises a pair of terraced buildings arranged to provide seventeen flats arranged over two lower ground, ground and four upper floors. The property requires a program of refurbishment and structural repairs.

#### Note

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

#### Location

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

#### Accommodation

**The building consists of seventeen units (3 x self-contained flats, 14 x shared units)**



LOT 221

**16 St. James Court, St. James's Road, Croydon,  
Surrey CR0 2SE****\*Guide Price  
£85,000+****A Third Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £15,600 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1934 (thus approximately **7 years unexpired**).

**Location**

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

**Tenancy**

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

**Note**

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

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from communal gardens.

**EPC Rating E**

LOT 222

**Flat 7 Trident House, 76 Station Road, Hayes,  
Middlesex UB3 4FP****\*Guide Price  
£120,000-£140,000****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 223 | 53 York Road, Hartlepool, Cleveland TS26 8AH

\*Guide Price  
**£15,000+**

### A Vacant Four Bedroom Mid Terrace House

**Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating** E

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Second Floor**

Bedroom

**Exterior**

The property benefits from front and rear yards.



## LOT 224 | 37 Northam Road, Southampton, Hampshire SO14 0PD

\*Guide Price  
**£90,000+**

### A Vacant End of Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First Floor Derelict Ancillary Space. 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 Hoglands Park are within easy reach. Transport links are provided by Southampton Central rail station.

**Description**

The property comprises an end of terrace commercial building arranged to provide a ground floor retail unit and first floor derelict ancillary space. The property requires a program of refurbishment.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Retail Unit

**First Floor**

Derelict Ancillary Space

**EPC Rating** C



LOT

224A

77/79 Stanley Street, Grimsby,  
South Humberside DN32 7RQ

\*Guide Price  
£70,000+



**A Mixed Use End of Terrace Building Arranged to Provide a Commercial Unit and Two Flats (1 x Two Bedrooms & 1 x One Bedroom) Part Let Producing £13,920 Per Annum.**

**Tenure**

Freehold

**EPC Rating**

77 - D

79 - E

**Location**

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

**Description**

The property comprises a mixed use end of terrace building internally arranged to provide a commercial unit and two flats (1 x two bedroom and 1 x one bedroom).

**Exterior**

The property benefits from a rear garden.

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
77 Stanley Street	Ground and First	Reception Room, Kitchen, Bedroom, Bathroom	Subject to an Assured Shorthold Tenancy (refer to legal pack for more information)	£3,900 per annum
79 Stanley Street	Ground	Retail unit (GIA: 588 sq ft)	Subject to a lease commencing 16th August 2025 (refer to legal pack for more information)	£5,340 per annum
79 Stanley Street	Ground and First	Reception Room, Kitchen, Two Bedrooms, Study and Bathroom	Subject to an Assured Shorthold Tenancy (refer to legal pack for more information)	£4,680 per annum

**Current Rent Reserved Combined £13,920 Per Annum**



# 225

## Edenbrook, Holdforth Road, Hartlepool, Cleveland TS24 9AJ

\*Guide Price  
**£190,000+**

**A Vacant Five Bedroom Detached Bungalow in Shell Condition Situated on a Large Plot of Land Adjacent to a Hospital.**

**Location**

The property is situated on a residential road adjacent to a hospital and nursery with local shops and amenities close by including Hartlepool Marina and the open spaces of King George V Playing Fields. Transport links are provided by Hartlepool rail station.

**Description**

The property comprises a five bedroom detached building in shell condition. The plot measures approximately 710 sq m (7,642 sq ft).

**EPC Rating E**

**Tenure**

Freehold

**Accommodation**

As the property is in shell condition, there are no rooms at present.

**Planning**

Previous planning permission granted for an 11 bedroom development, ref: H/2011/0657



# 225A

## Nynsiyu Neppell, Trevarrack Row, Gulval, Penzance, Cornwall TR18 3DF

\*Guide Price  
**£340,000+**

**A Four Bedroom Detached House Subject to an Assured Shorthold Tenancy Producing £14,100 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,175 per calendar month.

**Accommodation**

**Ground Floor**

Three Bedrooms  
Study Room  
Bathroom

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Utility Room

**Exterior**

The property benefits from a private balcony, a large front garden and off street parking.

**EPC Rating C**



LOT 226

Flat 2, 42 Frimley Road, Camberley,  
Surrey GU15 3BD\*Guide Price  
**£40,000-£90,000****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1982 (thus approximately **56 years unexpired**). At the buyer's request a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from off street parking.

**EPC Rating G**

LOT 227

Flat 1 Rotherwick Court, 72 Alexandra Road,  
Farnborough, Hampshire GU14 6DD\*Guide Price  
**£90,000+****A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 28th April 1969 (thus approximately **44 years unexpired**).

**Location**

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

**Tenancy**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating D**



# 228

## Apartment 118, 2 Moorfields, Liverpool, Merseyside L2 2BS

\*Guide Price  
**£20,000-£40,000**

**A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £8,400 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2014 (thus approximately **987 years unexpired**).

**Location**

The property is situated on the corner of Dale Street and Moorfields close to local shops and amenities. The open spaces of St John's Gardens are within easy reach. Transport links are provided by Moorfields rail station which is a short walk away.

**Description**

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

**EPC Rating C**

**Accommodation**

**First Floor**  
Studio Room  
Kitchen  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £700 per calendar month.

**Note**

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



# 229

## 43-45 High Street, Bromsgrove, Worcestershire B61 8AJ

\*Guide Price  
**£525,000+**

**A Freehold Mid Terrace Commercial Building Arranged to Provide A Ground Floor Retail Unit and Ancillary Space Above Part Let Producing £12,500 Per Annum. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Location**

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

**Description**

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

**EPC Rating**

Ground Floor - C  
First Floor - B  
Second Floor - B

**Accommodation & Tenancy Schedule**

Floor	Accommodation	Tenancy	Current Annual Rent
Ground	Retail Unit G.I.A Approx 370 sq m	Vacant	N/A
First and Second Floor Front 43-45 High Street	Ancillary Space G.I.A Approx 130 sq m	Vacant	N/A
First Floor Rear 43/45 High Street	Ancillary Space G.I.A Approx 254 sq m	Periodic Tenancy in Occupation for circa 10 years	£12,500



LOT 230

**Flat G Warrior House, 22 Warrior Square, St Leonards-on-Sea, East Sussex TN37 6BS****\*Guide Price  
£90,000-£110,000****A Vacant 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 St. Leonards On Sea Beach are within easy reach. Transport links are provided by Hastings rail station.

**Description**

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

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

Leasehold. The property is held on a 125 year lease from 25th June 2003 (thus approximately **102 years unexpired**).

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

Reception Room

Kitchen

Two Bedrooms

Bathroom

**Exterior**

The property benefits from an L shaped courtyard



LOT 230A

**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 231

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

\*Guide Price  
**£300,000+**



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

**Location**

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

**Description**

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

**EPC Rating C**

**Accommodation**

**Ground Floor**

Three Reception Rooms  
Kitchen  
Four Bedrooms (One with En-Suite)  
Office  
Utility Room  
Storage Rooms  
WC's

**First Floor**

Fifteen Bedrooms (Five with En-Suite)  
Bathroom  
WC's  
Storage Rooms

**Second Floor**

Bedroom (with En-Suite)  
Office  
Storage Room

**Tenure**

Freehold

**Exterior**

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

LOT 232

**Sandly Court, 39 Queens Road, Southport,  
Merseyside PR9 9EX**

**\*Guide Price  
£340,000+**



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

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a twenty three bedroom semi detached care home arranged over lower ground, ground and two upper floors.

**EPC Rating C**

**Accommodation**

**Lower Ground Floor**

Four Bedrooms (Two with En-Suite)  
Office  
Bathroom

**Ground Floor**

Two Reception Rooms  
Kitchen  
Four Bedrooms (One with En-Suite)  
Office  
Two WC's

**First Floor**

Reception Room  
Eight Bedrooms (Four with En-Suites)  
Two Bathrooms

**Second Floor**

Seven Bedrooms (One with En-Suite)  
Bathroom  
WC  
Store Room

**Exterior**

The property benefits from communal gardens and off street parking.



LOT 233

Land at 173-183 Hawes Side Lane, Blackpool, Lancashire FY4 4AA

\*Guide Price  
£140,000+

A Plot of Land Measuring Approximately 1,508 sq m (16,232 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 Bridge Farm Recreation Park are within easy reach. Transport links are provided by Blackpool South rail station.

Description

The lot comprises a plot of land measuring approximately 1,508 sq m (16,232 sq ft).

Planning

Blackpool Council granted the following planning permission (ref: PP-06454635) on 9th November 2017: 'Internal and external alterations and use of building as altered as fourteen self-contained flats with associated parking, refuse store and landscaping.' Now Lapsed

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 234

Former Salvation Army, Somersby Avenue, Mablethorpe, Lincolnshire LN12 1HH

\*Guide Price  
£150,000+

A Vacant Single Storey Detached Building. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Mablethorpe Beach are within easy reach. Transport links are provided by the A16 to the west.

Description

The property comprises a single storey detached building.

EPC Rating C

Accommodation

Ground Floor

Room  
Kitchen  
WCs  
Storage Area

G.I.A. Approximately 2,120 sq ft





LOT 235

25 King Street, Margate,  
Kent CT9 1DD\*Guide Price  
**£275,000+**

**A Vacant Eight Bedroom Grade II Listed Semi-Detached (Ex-HMO) Offered With Planning Permission for Conversion into 1 x One Bedroom Flat and 1 x Two Bedroom Flat.**

**Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating G**

**Accommodation**

**Lower Ground Floor**

Basement

**Ground Floor**

Four Letting Rooms with Kitchenettes

**First Floor**

Two Letting Rooms with Kitchenettes

Two Bathrooms

Two Separate WCs

Laundry Room

**Second Floor**

Two Letting Rooms with Kitchenettes

**Exterior**

The property benefits from a rear yard

**Tenancy**

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

**Planning**

Thanet District Council granted the following planning permission (ref: F/TH/24/1461) on 6th August 2025:

'Change of Use of 8 bed HMO building to 1 x 2 bed flat and 1 x 1 bed flat'

**Note**

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



# LOT 235A

## 53-55 & 59 Market Street, Torquay, Torbay TQ1 3AW

\*Guide Price  
**£150,000+**

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

**Location**

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

**Tenure**

Freehold

**Description**

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

**Accommodation & Tenancy Schedule**

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

Current Rent Reserved £24,000 Per Annum



# LOT 236

## 1 Hillside, Gate Hill, Dunkirk, Faversham, Kent ME13 9LN

\*Guide Price  
**£110,000+**

**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 Blean Woods National Nature Reserve are within easy reach. Transport links are provided by Faversham 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 and repairs.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from off street parking and a garden to the side.

**EPC Rating F**



LOT 237

2 Hillside, Gate Hill, Dunkirk, Faversham,  
Kent ME13 9LN\*Guide Price  
£110,000+**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 Blean Woods National Nature Reserve are within easy reach. Transport links are provided by Faversham 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 and repairs.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms

**Exterior**

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

**EPC Rating E**

LOT 238

9 Park Street, Trowbridge,  
Wiltshire BA14 0AT\*Guide Price  
£110,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**  
Freehold**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**  
Two Bedrooms

**Second Floor**  
Bedroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating G**



## LOT 239 | 42 Boutport Street, Barnstaple, Devon EX31 1SE

\*Guide Price  
**£100,000+**

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

#### Tenure

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

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Retail Unit

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

#### Tenancy

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



## LOT 240 | Land to the Rear of, 5 & 6 Shop Road, Little Bromley, Manningtree, Essex CO11 2PZ

\*Guide Price  
**£40,000+**

### A Plot of Land Measuring Approximately 3,745 sq ft (348 sq m). Offered with Planning Permission for the Erection of a Three Bedroom House

#### Location

The land is situated down a farm-owned track off the highway close to local shops and amenities. The open spaces of Ardleigh Park are within easy reach. Transport links are provided by Mistley rail station.

#### Description

A rectangular plot of land measuring approximately 3,745 sq ft (348 sq m).

#### Planning

Tendring District Council granted the following planning permission (ref: 24/01324/FUL) on 30th October 2024: 'Erection of three bedroom house.'

#### Tenure

Freehold

#### Note

An easement for access and services along the farm track is subject to application to farm owners - please refer to legal pack for more information.

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



LOT 241

## 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)**

### 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.

### Note

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

### EPC Rating G

### Tenure

Freehold

### 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 242

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

\*Guide Price  
**£50,000+**

**A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £11,368 Per Annum**

### Tenure

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

### Location

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

### Note

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

### Description

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

### Accommodation

#### First Floor

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £947 per calendar month.



### EPC Rating E



LOT 243

**Flat 4B Arlington House, All Saints Avenue, Margate,  
Kent CT9 1XP**

\*Guide Price  
**£25,000-£50,000**

**A Vacant Fourth Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating E**

**Tenure**

Leasehold. The property is held on a 114 year lease from 25th July 1979 (thus approximately **50 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from residents parking.



LOT 244

**Flat 25 Samuels Tower, Longhill Avenue, Chatham,  
Kent ME5 7AT**

\*Guide Price  
**£50,000+**

**A Ground Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £10,500 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 27th July 2004 (thus approximately **103 years unexpired**).

**Location**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £875 per calendar month.

**EPC Rating C**

**Description**

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

**Accommodation**

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



LOT 245

**Garden Flat East The Priory, 56 Lansdown Road,  
Cheltenham, Gloucestershire GL51 6QB**

\*Guide Price

**£70,000-£90,000****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 1982 (thus approximately **956 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from off street parking and a communal garden,

**EPC Rating D**

LOT 245A

**Apartment 48 Ryland Place, 27 Norfolk Road, Edgbaston,  
Birmingham, West Midlands B15 3AY**

\*Guide Price

**£15,000-£25,000****A Vacant Third Floor One Bedroom Retirement Flat****Tenure**

Leasehold. The property is held on a 140 year lease from 15th September 2016 (thus approximately **130 years unexpired**).

**Location**

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

**Description**

The property comprises a third floor one bedroom flat situated within a purpose built building arranged over ground and three upper floors. The building benefits from a private restaurant.

**Accommodation****Third Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from gated private grounds.

**EPC Rating B**



LOT 246

Unit 3-14 Avalon Court, Kent Street, Nottingham,  
Nottinghamshire NG1 3BW

\*Guide Price  
£15,000-£30,000

**A Third Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £7,500 Per Annum**

**Tenure**

Leasehold. The property is held on a 250 year lease from 6th March 2015 (thus approximately 239 years unexpired).

**Location**

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

**Description**

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

**EPC Rating C**

**Accommodation**

**Third Floor**  
Studio Room  
Kitchen  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 18th August 2025 at a rent of £625 per calendar month.

**Note**

The seller has advised that the rent paid by the tenant will be apportioned on completion and any management costs will be deducted as part of the calculation for the apportioned rent due to the buyer.



LOT 247

1 Chester Road, Blackpool,  
Lancashire FY3 8BE

\*Guide Price  
£30,000-£60,000

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom  
Separate WC

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear yard.

**EPC Rating D**



LOT 248

121 The Gatehaus, Leeds Road, Bradford,  
West Yorkshire BD1 5BQ

\*Guide Price

£25,000-£45,000

**A Fourth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,500 Per Annum****Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2007 (thus approximately **981 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Beech Grove Park are within easy reach. Transport links are provided by Bradford Interchange 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  
Kitchen  
Two Bedrooms (one with en-suite)  
Bathroom

**Exterior**

The property benefits from a balcony and a parking space.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £10,500 per annum.

**EPC Rating C**

LOT 249

17 Lonsdale Road, Blackpool,  
Lancashire FY1 6EE

\*Guide Price

£50,000-£100,000

**A Vacant Thirteen Room Mid Terrace House****Tenure**

Freehold

**Location**

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

**Description**

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

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

Three Rooms  
Kitchen  
Garage  
Bathroom

**Ground Floor**

Two Rooms  
Kitchen  
Bathroom

**First Floor**

Five Rooms  
Bathroom

**Second Floor**

Three Rooms





## LOT 250 | 82B Croydon Road, Caterham, Surrey CR3 6QD

\*Guide Price  
**£25,000+**

### A Vacant Second Floor Unit

#### 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 Commonwealth Common are within easy reach. Transport links are provided by Caterham rail station.

**EPC Rating D**

#### Description

The property comprises a second floor unit situated within an end of terrace building arranged over ground and two upper floors. The property is in shell condition and requires a program of refurbishment.

#### Accommodation

**Second Floor**  
Open Plan Room



## LOT 250A | Plasmarl, Clynderwen, Dyfed SA66 7NE

\*Guide Price  
**£80,000+**

### 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 Clynderwen Public Park are within easy reach. Transport links are provided by Clynderwen rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
Three Reception Rooms  
Kitchen

**First Floor**  
Four Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating G**



LOT 251

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

\*Guide Price  
£110,000+

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 252

Freehold of 7 Houses at Lansdowne Wood Close, West Norwood, London SE27 0BY

\*Guide Price  
£20,000+

A Parcel of Seven Freehold Reversionary Ground Rent Investments Secured Upon Seven Houses Producing a Combined Ground Rent of £675 Per Annum. The Unexpired Lease Terms on the Houses are 60 and 150 Years.

Tenure

Freehold

Description

The lot comprises a parcel of eight one/two bedroom houses all sold off on reversionary leases.

Location

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

House Number	Accommodation	Lease	Annual Ground Rent
16	1 Bed House	60 Years Remaining	£75
19	1 Bed House	60 Years Remaining	£75
20	1 Bed House	60 Years Remaining	£75
22	1 Bed House	60 Years Remaining	£75
23	2 Bed House	150 Years Remaining	£100
24	1 Bed House	60 Years Remaining	£75
31	2 Bed House	150 Years Remaining	£200





## LOT 252A | 14 Routh Court, Feltham, Middlesex TW14 8SJ

\*Guide Price  
**£125,000+**

### A First Floor Two Bedroom Flat Subject to a Lease Producing £19,717.36 Per Annum

#### Location

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

#### Description

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

#### Tenure

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

#### Accommodation

##### First Floor

Reception Room/Kitchen  
Two Bedrooms  
Bathroom

#### Tenancy

The property is subject to a Lease at a rent of £1,643.11 per calendar month.

#### EPC Rating C



## LOT 253 | Flat 47 Hughenden Court, Mount Pleasant Road, Hastings, East Sussex TN34 3ST

\*Guide Price  
**£30,000+**

### A Vacant Fifth Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 20th November 1972 (thus approximately **45 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Fifth Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private balcony and an underground parking space.

#### EPC Rating E



LOT 254

**Flat A9-D Leighton Hall, Leighton Street, Preston,  
Lancashire PR1 8RH****\*Guide Price  
£5,000+****A Fourth Floor Student Accommodation Studio Flat Subject to an Assured Shorthold Tenancy Producing £4,141.65 Per Annum****Location**

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

**Description**

The property comprises a fourth floor studio flat situated within a purpose built building arranged over ground and four upper floors in UCLAN's Adelphi roundabout student village.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of ££4,141.65 per annum.

**Tenure**

Leasehold. The property is held on a 140 year lease from October 2015 (thus approximately **130 years unexpired**).

**Accommodation**

**Fourth Floor**  
Studio Room  
Shower Room

**Exterior**

The property benefits from access to communal facilities including kitchen, various breakout areas and a games room.



LOT 255

**Flat 8, 24 Beaconsfield Street, Hartlepool,  
Cleveland TS24 0NX****\*Guide Price  
£17,000+****A Lower Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £6,000 Per Annum****Location**

The property is situated on the sea front at the Headland area of Hartlepool, close to local shops and amenities. Transport links are provided by Hartlepool rail station.

**Description**

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

**Exterior**

The property benefits from outdoor communal areas.

**EPC Rating F****Tenure**

Leasehold. The property is held on a 125 year lease from 1st December 2005 (thus approximately **105 years unexpired**).

**Accommodation**

**Lower Ground Floor**  
Open Plan Reception Room/Kitchen  
Bedroom  
Bathroom

**Tenancy**

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

**Note**

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





## LOT 256 | 105 High Street, Ilfracombe, Devon EX34 9NH

\*Guide Price  
**£45,000+**

### A Vacant Mid Terrace Commercial Building

**Tenure**

Freehold

**Location**

The property is situated on High Street close to local shops and amenities. Nearby multiples include Superdrug, Costa and Lloyd's Bank. The open spaces of Oxford Park are within easy reach. Transport links are provided by the A39 to the south east.

**Description**

The property comprises a mid terrace commercial building arranged to provide a ground floor retail unit with first and second floor ancillary accommodation.

**Accommodation**

**Ground Floor**  
Retail Unit

**First Floor**

Ancillary Accommodation

**Second Floor**

Ancillary Accommodation



## LOT 257 | 21 Boston Street, Peterlee, County Durham SR8 3SL

\*Guide Price  
**£30,000+**

### A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,300 Per Annum

**Tenure**

Freehold

**Location**

The property is situated on a residential 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 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 £525 per calendar month. Please refer to the legal pack for more information.

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

**Ground Floor**  
Reception Room  
Kitchen  
Utility Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear yard.

**Note**

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



LOT 258

**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 C**

LOT 259

**Basement Area, 121 Queen Mary Road, Norwood,  
London SE19 3NL****\*Guide Price  
£3,000-£5,000****A Residential Development Opportunity (Subject to Obtaining all Necessary Consents).****Location**

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

**Description**

The property comprises a development opportunity to create a lower ground floor flat beneath an existing mid terrace house arranged over ground and two upper floors.

**Tenure**

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

**Accommodation**

The buyer will be required to excavate the area below the ground floor in order to create a new self-contained flat (subject to obtaining all relevant consents).





LOT 260

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

\*Guide Price  
**£2,000+**

**A Vacant Fourth Floor Studio Room**

**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 room situated within a purpose built block arranged over ground and six upper floors.

**Accommodation**

**Fourth Floor**  
Studio Room with En Suite  
Bathroom  
Communal Kitchen

**Note**

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



LOT 261

**Unit 2.2-7 Borden Court, 145-163 London Road, Liverpool,  
Merseyside L3 8JA**

\*Guide Price  
**£2,000+**

**A Second Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £4,200 Per Annum**

**Tenure**

Leasehold. The property is held on a 250 year lease from 13th January 1995 (thus approximately **219 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Rupert Lane Recreation Grd are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

**Description**

The property comprises a second floor student accommodation unit situated within a purpose built block arranged over ground and four upper floors.

**Accommodation**

**Second Floor**  
Bedroom  
Communal Reception Room  
Communal Kitchen  
Communal Bathroom

**Tenancy**

The unit is subject to an Assured Shorthold Tenancy at a rent of £350 per calendar month.



LOT 262

**Plot 10, Land Lying on the North Side Grimsdyke Cottages,  
Old Redding, Stanmore, Harrow HA3 6SF****\*Guide Price  
£68,000+****A Plot of Land Measuring Approximately 2,914 sq m (31,366 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 2,914 sq m (31,366 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 262A

**Dickensfield, Land at Tilehouse Lane, Shirley, Solihull,  
West Midlands B90 1EA****\*Guide Price  
£65,000+****A Plot of Land Measuring Approximately 0.84 Acres / 36,590 sq m (397,726 sq ft)****Tenure**

Freehold

**Location**

The property is situated off a residential road close to local shops and amenities. Transport links are provided by a local bus service and Whitlocks End station, which offers direct rail services into Birmingham in 23 mins. The land is suitable for a range of recreational or amenity uses, or a variety of other uses subject to any necessary consents.

**Description**

The lot comprises a plot of land measuring approximately 0.84 Acres / 36,590 sq m (397,726 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 263 | Land Adjacent to 36 Park Mead, Harrow, Middlesex HA2 8NQ

\*Guide Price  
**£30,000+**

**A Plot of Land Measuring Approximately 313 sq m (3,372 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents).**

**Tenure**

Freehold

**Location**

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

**Description**

The plot comprises a parcel of land measuring approximately 313 sq m (3,372 sq ft).

**Note**

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



## LOT 264 | Garage 9 Hilltop Court, 345 Grange Road, Selhurst, London SE19 3BX

\*Guide Price  
**£5,000+**

**A Vacant Single Storey Lock Up Garage**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a single storey lock up garage.



LOT 265

**Land off Northampton Road, Cosgrove, Milton Keynes,  
Buckinghamshire MK19 7BB****\*Guide Price  
£40,000+****A Plot of Land Measuring Approximately 4,047 sq m (43,562 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 4,047 sq m (43,562 sq ft).

**Note**

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



LOT 265A

**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 266

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

\*Guide Price  
**£55,000+**

**A Plot of Land Measuring Approximately 295 sq m (3,175 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

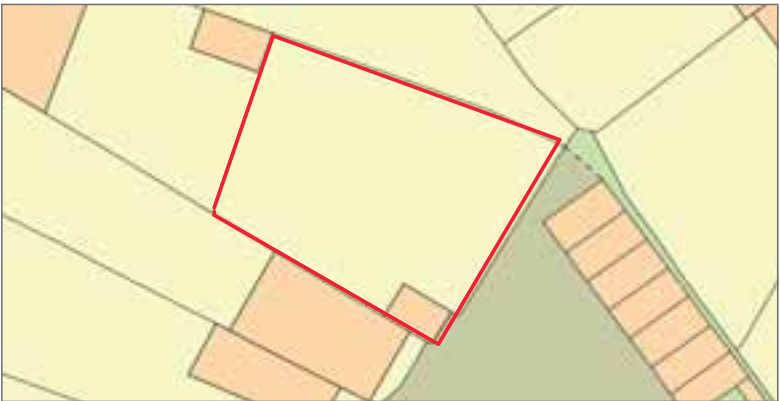
The land is situated on a residential road close to local shops and amenities. The open spaces of Byron Park are within easy reach. Transport links are provided by Harrow & Wealdstone underground (Bakerloo line), rail and overground stations. Please note access is via Nicola Close.

**Description**

The lot comprises a plot of land measuring approximately 295 sq m (3,175 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 267

## Land Adjacent to 34 Queens Road, Ware, Hertfordshire SG12 7DN

\*Guide Price  
**£30,000+**

**A Plot of Land Measuring Approximately 108 sq m (1,163 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 108 sq m (1,163 sq ft).

**Note**

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



LOT 268

**Land at Green Lane, Warlingham,  
Surrey CR6 9EE**\*Guide Price  
**£25,000+****A Plot of Land with an Existing Structure Situated on the Site  
Measuring Approximately 533 sq m (5,737 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

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

**Note**

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



LOT 269

**Land at Godstow Close, Woodley, Reading,  
Berkshire RG5 4LE**\*Guide Price  
**£20,000+****A Plot of Land Measuring Approximately 1,338 sq m (14,404 sq ft)****Location**

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

**Description**

The lot comprises a plot of land measuring approximately 1,338 sq m (14,404 sq ft). Plans have been drawn up for the erection of four houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**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.

We understand the land comprises public amenity land. Buyers should rely on their own enquiries.





## LOT 270 | Garage at Oakcroft Close, Pinner, Middlesex HA5 3TJ

\*Guide Price  
**£15,000+**

### 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 Montesole Playing Fields are within easy reach. Transport links are provided by Northwood Hills underground station (Metropolitan line) and Hatch End overground station.

**Description**

The property comprises a single storey lock up garage.



## LOT 271 | Parking Space at 8 Anerley Road, Westcliff-on-Sea, Essex SS0 7HH

\*Guide Price  
**£1,500+**

### A Vacant Single Parking Space

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a vacant parking space.



LOT 272

**Land Adjacent to 2 Chestnut Manor Close, Staines-upon-Thames, Middlesex TW18 1AQ****\*Guide Price  
£15,000-£30,000****A Plot of Land Measuring Approximately 687 sq m (7,395 sq ft)****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Shortwood Common are within easy reach. Transport links are provided by Heathrow Terminal 4 underground station (Piccadilly line) and Staines rail station.

**Description**

A freehold parcel of land measuring approximately 687 sq m (7,395 sq ft). Plans have been drawn up for the erection of 3 X three bedroom houses. A copy of the drawings can be found within the legal pack. No planning application has been submitted for this scheme. Buyers must rely on their own enquiries with regard to any development potential and permissions required.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 273

**Land Opposite 38-60 Prospect Place, Grays, Essex RM17 6BY****\*Guide Price  
£10,000+****A Plot of Land Measuring Approximately 286 sq m (3,078 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

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

**Description**

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

Any future development will have to accommodate three parking spaces for the adjacent houses. Illustrations of a potential scheme are contained within the legal pack (subject to obtaining all necessary consents)

**Note**

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





LOT 274

Land to the Rear of 19-21 Breakspeare Road, Abbots Langley, Hertfordshire WD5 0ER

\*Guide Price  
£10,000+

A Plot of Land Measuring Approximately 80 sq m (861 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 80 sq m (861 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 275

Land Adjacent to 8 Rushmead, Richmond, Surrey TW10 7NW

\*Guide Price  
£10,000+

A Plot of Land Measuring Approximately 147 sq m (1,580 sq ft)

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 147 sq m (1,580 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 Ham Common are within easy reach. Transport links are provided by Teddington 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 276

**Land Adjacent to 32 Hilltop Way, Salisbury,  
Wiltshire SP1 3QY****\*Guide Price  
£10,000+****A Plot of Land Measuring Approximately 750 sq m (8,072 sq ft)****Tenure**

Freehold

**Description**

The lot comprises a plot of land measuring approximately 750 sq m (8,072 sq ft). Plans have been drawn up for the erection of a 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 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 Victoria Park are within easy reach. Transport links are provided by Salisbury 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 277

**Land at Bloomsbury Close, Freshbrook, Swindon,  
Wiltshire SN5 8PG****\*Guide Price  
£10,000+****A Plot of Land Measuring Approximately 2,103 sq m (22,640 sq ft)****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.

**Description**

The lot comprises a plot of land measuring approximately 2,103 sq m (22,640 sq ft). Plans have been drawn up for the erection of six terraced houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**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 278 | Land Adjacent to 31 Maplestead, Basildon, Essex SS14 2SU

\*Guide Price  
**£10,000+**

### A Plot of Land Measuring Approximately 151 sq m (1,625 sq ft)

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 151 sq m (1,625 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 Holy Cross Park are within easy reach. Transport links are provided by Basildon 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 279 | 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 280

**Land Behind 1 Smythe Gardens, Station Road, Sway, Hampshire SO41 6BF****\*Guide Price  
£10,000+****A Plot of Land Measuring Approximately 676 sq m (7,276 sq ft)****Location**

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

**Note**

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

**Tenure**

Freehold

**Description**

The lot comprises a plot of land measuring approximately 676 sq m (7,276 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 and any previous planning history in respect of this site.



LOT 281

**Land to the Rear of 11 & 13 Aylesbury Drive, Great Notley, Braintree, Essex CM77 7AW****\*Guide Price  
£10,000+****A Plot of Land Measuring Approximately 290 sq m (3121 sq ft)****Tenure**

Freehold

**Description**

The lot comprises a plot of land measuring approximately 290 sq m (3121 sq ft). 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 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 Great Notley Country Park are within easy reach. Transport links are provided by Braintree 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 282 | Land at 19-20 Sir Charles Irving Close, Cheltenham, Gloucestershire GL50 2DS

\*Guide Price  
**£10,000+**

### A Plot of Land Measuring Approximately 601 sq m (6,469 sq ft)

**Tenure**  
Freehold

**Description**  
The lot comprises a plot of land measuring approximately 601 sq m (6,469 sq ft). Plans have been drawn up for the erection of 4 x two bedroom houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site. We understand there is a tree preservation order on the site, please refer to the legal pack for further information.

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

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

We have been advised that there is a TPO on the site. Please refer to the legal pack for further information.



## LOT 283 | Land at Holland Way Richmond Way, Newport Pagnell, Buckinghamshire MK16 0LG

\*Guide Price  
**£2,000+**

### A Plot of Land Measuring Approximately 210 sq m (2,260 sq ft)

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 210 sq m (2,260 sq ft)

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. 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 284

**Plot Adjacent to 58/59 and 77/78 Westaway Heights,  
Barnstaple, Devon EX31 1NR****\*Guide Price  
£5,000-£10,000****A Plot of Land Measuring Approximately 509 sq m (5,479 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 509 sq m (5,479 sq ft).

**Note**

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



LOT 285

**Garage at 22 Clarence Road, Leighton Buzzard,  
Bedfordshire LU7 3EJ****\*Guide Price  
£5,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

**Location**

The garage is situated on a residential road close to local shops and amenities. The open spaces of Dane's Field are within easy reach. Transport links are provided by Leighton Buzzard rail station.

**Description**

The property comprises a single storey lock up garage.





LOT

286

Garage at 7 Wordsworth Road, Thatcham,  
Berkshire RG18 3FP

\*Guide Price  
£5,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

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

Description

The lot comprises a single storey lock up garage.



LOT

287

Land Adjacent to 156 Ridyard Street, Little Hulton,  
Manchester, Lancashire M38 9WA

\*Guide Price  
£10,000+

A Plot of Land Measuring Approximately 178 sq m (1,915 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 178 sq m (1,915 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 288

**Part of Land at Southall Road, Dawley, Telford,  
Shropshire TF4 3NA****\*Guide Price  
£5,000+****A Plot of Land Measuring Approximately 260 sq m (2,798 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 260 sq m (2,798 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 289

**Land and Roadways at Grafton Park Road, Worcester  
Park, Surrey KT4 7HS****\*Guide Price  
£5,000+****A Plot of Land and Associated Roadways Measuring  
Approximately 3,584 sq m (38,584 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 Shadbolt Park are within easy reach. Transport links are provided by Worcester Pk rail station.

**Description**

The lot comprises a plot of land and associated roadways measuring approximately 3,584 sq m (38,584 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 290

## Plot 41 Mill Lane, Sindlesham, Wokingham, Berkshire RG41 5DF

\*Guide Price  
**£3,000+**

**A Plot of Land Measuring Approximately 0.42 Acres / 1,670 sq m (17,976 sq ft)**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 0.42 Acres / 1,670 sq m (17,976 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 290A

## Land at Lindsey Gardens, Hopton Fields, Market Harborough, Leicestershire LE16 9LB

\*Guide Price  
**£5,000-£10,000**

**A Plot of Land Measuring Approximately 257 sq m (2,763 sq ft)**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 257 sq m (2,763 sq ft).

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



LOT 291

**Garages 2 & 3, 72 Shakespeare Drive, Westcliff-on-Sea,  
Essex SS0 9AB**

\*Guide Price

**£10,000-£20,000****Two Vacant Single Storey Lock Up Garages****Tenure**

Freehold

**Location**

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

**Description**

The property comprises two single storey lock up garages.



LOT 292

**Plot 40 Mill Lane, Sindlesham, Wokingham,  
Berkshire RG41 5DF**

\*Guide Price

**£3,000+****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 Laurel Park are within easy reach. Transport links are provided by Winnersh 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 293

## 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 294

## Land at Orchard Close, Alresford, Hampshire S024 9PY

\*Guide Price  
**£3,000+**

### Land and Roadways Measuring Approximately 4,427 sq m (47,624 sq ft)

**Tenure**

Freehold

**Location**

The plot is situated on a residential road close to local shops and amenities. The open spaces of Watercress Meadows are within easy reach. Transport links are provided by the A31.

**Description**

The lot comprises land and roadways measuring approximately 4,427 sq m (47,624 sq ft).

**Note**

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



LOT 295

**Land and Roadways at Linkfield, West Molesey, Surrey KT8 1SD****\*Guide Price  
£2,000+****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 296

**Land to the Rear Of 38-40 Dearden Street, Little Lever, Bolton, Lancashire BL3 1BZ****\*Guide Price  
£2,000+****A Plot of Land Measuring Approximately 202 sq m (2,170 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 202 sq m (2,170 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 297

## 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 298

## Land On The North West Side Of High Street, Northchurch, Berkhamsted, Hertfordshire HP4 3XN

\*Guide Price  
**£1,000+**

**A Plot of Land and Roadways Measuring Approximately 3.14 Acres / 12,707 sq m/ 136,778 sq ft**

**Tenure**

Freehold

**Location**

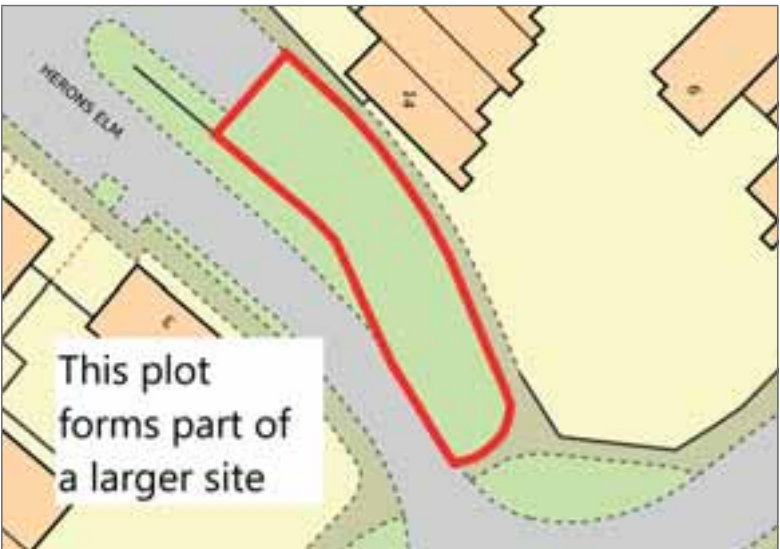
The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Canal Fields are within easy reach. Transport links are provided by Berkhamsted rail station.

**Description**

The lot comprises a plot of land and roadways measuring approximately 3.14 Acres / 12,707 sq m/ 136,778 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 299

**Land Opposite Garage at 53 Fotherby Court, Maidenhead, Berkshire SL6 1SU****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 67 sq m (716 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 67 sq m (716 sq ft).

**Note**

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



LOT 300

**52 Norwich Street, Dereham, Norfolk NR19 1AD****\*Guide Price  
Sold Prior****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from both front and rear gardens.





## LOT 301 | Flat 4 Innova Court, 1A Leslie Park Road, Croydon, Surrey CR0 6AT

\*Guide Price  
**Sold Prior**

### 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 Addiscombe Recreation Ground Park are within easy reach. Transport links are provided by East Croydon rail station.

#### Description

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

EPC Rating C

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2003 (thus approximately **976 years unexpired**).

#### Accommodation

##### Ground Floor

Open Plan Reception/Kitchen  
Two Bedrooms (one with an en-suite)  
Bathroom

#### On the Instructions of



## LOT 302 | 301 Gurney Close, Barking, Essex IG11 8LD

\*Guide Price  
**Sold Prior**

### 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 **303**

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

\*Guide Price  
**Sold Prior**

#### 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 **304**

**The Cottages, 1 Arford Road, Headley, Bordon,**  
**Hampshire GU35 8BX**

\*Guide Price  
**Sold Prior**

#### A Vacant Two Bedroom End of Terrace Cottage

##### 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 Liphook rail station.

##### Description

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

##### Accommodation

**Lower Ground Floor**  
 Bathroom

**Ground Floor**  
 Reception Room  
 Kitchen

**First Floor**  
 Two Bedrooms

##### Exterior

The property benefits from a front garden.





# Next auction: 18th March & 19th March

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LOT

305

**Parkfield House, 15 Parkfield Road, Harrow, Middlesex HA2 8LA**

\*Guide Price  
**Sold Prior**

**A Vacant Freehold Detached Block of Flats and a Single Storey Dwelling**

<b>Location</b> 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 South Harrow underground station (Piccadilly line) and Northolt Park rail station.	<b>Tenure</b> Freehold
<b>Description</b> The property comprises a freehold detached block of flats and a single storey dwelling.	<b>Accommodation</b> <b>Ground Floor</b> 2 x Two Bedroom Flats <b>First Floor</b> 2 x Two Bedroom Flats <b>Second Floor</b> 2 x Two Bedroom Flats <b>Detached Dwelling</b> Two Bedroom Accommodation - Not Inspected



LOT 306

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

\*Guide Price  
**Sold Prior**



**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)



LOT 307

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

\*Guide Price  
**Sold Prior**

**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.

**EPC Rating** F



LOT 308

Flat 3, 31 Balham Hill, Wandsworth,  
London SW12 9DX

\*Guide Price  
**Sold Prior**

**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 **309****Flat 18 Western Court, Chandlers Way, Romford,  
Essex RM1 3JR**\*Guide Price  
**Sold Prior****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 Cottons Park are within easy reach. Transport links are provided by Romford rail station.

**Description**

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

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

Leasehold. The property is held on a 99 year lease from 1st July 2000 (thus approximately **73 years unexpired**).

**Accommodation****Second Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**On the Instructions of**LOT **310****16 Angle Road, Grays,  
Essex RM20 4AP**\*Guide Price  
**Sold Prior****A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Utility Room  
WC

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



# LOT 311

## 1A High Street, Boosbeck, Saltburn-by-the-Sea, Cleveland TS12 3AF

\*Guide Price  
**Sold Prior**

### A Vacant End of Terrace Building Arranged to Provide a Ground Floor Commercial Unit with First Floor Ancillary

**Tenure**  
Freehold

**Location**  
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Margrove Ponds Nature Reserve are within easy reach. Transport links are provided by Saltburn rail station.

**Description**  
The property comprises an end of terrace building arranged to provide a ground floor commercial unit and first floor ancillary space.

**Accommodation**  
**Ground Floor**  
Commercial Unit  
Kitchen

**First Floor**  
Ancillary Space



# LOT 312

## 57 Aintree Road, Blackpool, Lancashire FY4 3BD

\*Guide Price  
**Sold Prior**

### A Vacant Two Bedroom End of Terrace House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** D



LOT 313

**Flat 902 Tower Point, 52 Sydney Road, Enfield,  
Middlesex EN2 6SY****\*Guide Price  
Sold Prior****A Ninth Floor Two Bedroom Flat****Location**

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

**Description**

The property comprises a ninth floor two bedroom flat situated within a purpose built building arranged over ground and twelve upper floors. The property benefits from concierge and a lift.

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

Leasehold. The property is held on a 125 year lease from 25th March 2000 (thus approximately **99 years unexpired**).

**Accommodation**

**Ninth Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a parking space.

**On the Instructions of**

LOT 314

**18 Market Street, Scarborough,  
North Yorkshire YO11 1EY****\*Guide Price  
Sold Prior****A Vacant Mid Terrace Building Arranged to Provide a Ground  
Floor Retail Unit with First Floor Ancillary Space****Tenure**

Freehold

**Location**

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

**Description**

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





# LOT 315

## 20 Market Street, Scarborough, North Yorkshire YO11 1HQ

\*Guide Price

**Sold Prior**

### A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with First Floor Ancillary Space

**Tenure**  
Freehold

**Location**  
The property is situated on a commercial road close to local shops and amenities. The open spaces of South Bay Beach are within easy reach. Transport links are provided by Scarborough rail station.

**Description**  
The property comprises a mid 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 property has not been inspected by Auction House London. All information has been supplied by the vendor.



# LOT 316

## Land on the North East Side of Watling View, and North Side Of Holyrood Crescent, St. Albans, Hertfordshire AL1 2RB

\*Guide Price

**Sold Prior**

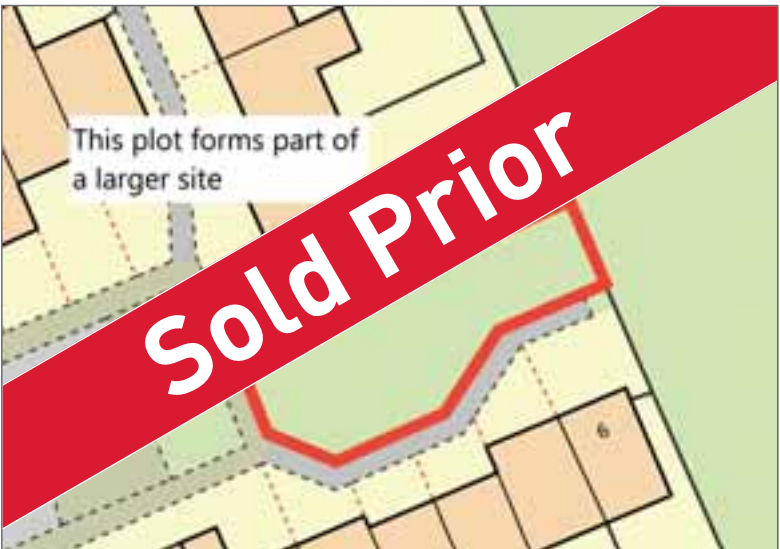
### Land and Roadways Measuring Approximately 0.59 Acres / 2,388 sq m / 25,704 sq ft

**Tenure**  
Freehold

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

**Description**  
The lot comprises land and roadways measuring approximately 0.59 Acres / 2,388 sq m / 25,704 sq ft.

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



LOT 317

**Garage at 23 Waltham Avenue, Sinfin, Derby,  
Derbyshire DE24 9PS****\*Guide Price  
Sold Prior****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 Sinfin Moor Park are within easy reach. Transport links are provided by Derby rail station.

**Description**

The property comprises a single storey lock up garage.



LOT 318

**5 Forge Cottages, Clydach, Swansea,  
West Glamorgan SA6 5HZ****\*Guide Price  
Sold Prior****A Vacant Three Bedroom Cottage****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mynydd gelliwastad are within easy reach. Transport links are provided by A4067.

**Description**

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

**Note**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Dining Room  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

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





# LOT 319

## 23 Beech Close, Tamworth, Staffordshire B79 8QH

\*Guide Price  
**Sold Prior**

### A Vacant Four Bedroom Mid Terrace House

**Tenure**  
Freehold

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

**Description**  
The property comprises a four bedroom mid terrace house arranged over ground and first floors. We understand the property is of non-standard construction.

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

**First Floor**  
Four Bedrooms  
Bathroom

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

**EPC Rating** D



# LOT 320

## 13 Keswick Street, Hartlepool, Cleveland TS26 9AY

\*Guide Price  
**Sold Prior**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

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

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen/Diner  
Shower Room

**First Floor**  
Three Bedroom

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



LOT 321

**31 Weightman House 124A Spa Road, Bermondsey,  
London SE16 3FG****\*Guide Price  
Sold Prior****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.



LOT 322

**25 Mill Park Avenue, Hornchurch,  
Essex RM12 6HD****\*Guide Price  
Sold Prior****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 323

9 Chapel Lane, Keighley,  
Bradford BD21 2AJ

\*Guide Price  
**Sold Prior**

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

<b>Tenure</b> Freehold	<b>Accommodation</b> <b>Ground Floor</b> Reception Room Kitchen
<b>Location</b> The property is situated on a residential road close to local shops and amenities. The open spaces of Lund Park are within easy reach. Transport links are provided by Keighley rail station.	<b>First Floor</b> Two Bedrooms Bathroom
<b>Description</b> The property comprises a four bedroom end of terrace house arranged over ground and two upper floors.	<b>Second Floor</b> Two Bedrooms
<b>EPC Rating</b> G	<b>Note</b> The property has not been inspected by Auction House London. All information has been supplied by the vendor. Buyers are deemed to rely on their own enquires.



LOT 324

5 Grove Road, Tow Law, Bishop Auckland,  
County Durham DL13 4AQ

\*Guide Price  
**Sold Prior**

**A Vacant Four Room Mid Terrace House**

<b>Tenure</b> Freehold	<b>Accommodation</b> <b>Ground Floor</b> Two Reception Rooms Kitchen WC
<b>Location</b> The property is situated on a residential road close to local shops and amenities. The open spaces of Hedleyhope Fell Nature Reserve are within easy reach. Transport links are provided by Bishop Auckland rail station.	<b>First Floor</b> Two Bedrooms (Both with En-Suites)
<b>Description</b> The property comprises a four room mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.	<b>Exterior</b> The property benefits from a rear yard and off-street parking.



LOT 325

Flat 42 Willow Court, Spring Close, Dagenham,  
Essex RM8 1SW\*Guide Price  
**Sold Prior****A First Floor One Bedroom Flat****Tenure**

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

**Location**

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

**Description**

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

**Accommodation****First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**

LOT 326

1 Valley Heights 275 Godstone Road, Whyteleafe,  
Surrey CR3 0BD\*Guide Price  
**Sold Prior****A Ground Floor One Bedroom Flat****Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2007 (thus approximately **106 years unexpired**).

**Accommodation****Ground Floor**

Open Plan Reception/Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a parking space.

**On the Instructions of**



## LOT 327 | 16 Market Street, Scarborough, North Yorkshire YO11 1EY

\*Guide Price

**Sold Prior**

### A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with First Floor Ancillary Space

**Tenure**

Freehold

**Location**

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

**Description**

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



## LOT 328 | 1B High Street, Boosbeck, Saltburn-by-the-Sea, Cleveland TS12 3AF

\*Guide Price

**Sold Prior**

### A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit with First Floor Ancillary

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

Ground Floor  
Commercial Unit  
Kitchen

**First Floor**

Ancillary Space



LOT 329

**3-5 Hitchin Street and Bell Cottage, Baldock,  
Hertfordshire SG7 6AL****\*Guide Price  
Sold Prior**

**A Mixed Use Building Arranged to Provide a Ground Floor Triple Fronted Commercial Unit and a First Floor Two Bedroom Flat with a Three Bedroom Cottage to the Rear Fully Let Producing £30,384 Per Annum. Potential to Split Commercial (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Description**

The property comprises a mixed use building arranged to provide a ground floor triple fronted commercial unit and a first floor two bedroom flat with a three bedroom cottage to the rear.

**Location**

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

**Note**

Rent Deposit Held - £3,500

**EPC Rating D****VAT**

VAT is applicable (TOGC available)

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
3-5 Hitchin Street	Ground	Commercial Unit G.I.A Approx 726 sq ft	Lease expiring 13th April 2026	£9,000 Per Annum
5b Hitchin Street	First	Reception Room, Kitchen, Two Bedrooms, Bathroom G.I.A Approx 944 sq ft	Subject to a periodic tenancy (Please refer to the legal pack)	£10,584 Per Annum
Bell Cottage	Ground and First	Reception Room, Kitchen, WC, Three Bedrooms, Bathroom G.I.A Approx 990 sq ft	Subject to a periodic tenancy (Please refer to the legal pack)	£10,800 Per Annum

**Current Rent Reserved Combined £30,384 Per Annum**



## Next auction: 18th March & 19th March

## We're now taking entries for this auction.

**For further information please call  
Auction House on 020 7625 9007 or  
email: [info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk)**

[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)





# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

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

### INTRODUCTION

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

### GLOSSARY

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

### AUCTION CONDUCT CONDITIONS

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

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

### SALE CONDITIONS

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

### GLOSSARY

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### AGREED COMPLETION DATE

Subject to CONDITION G9.3:

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

### APPROVED FINANCIAL INSTITUTION

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

### ARREARS

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

### ARREARS SCHEDULE

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### CATALOGUE

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

### COMPLETION

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

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### FINANCIAL CHARGE

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

### GENERAL CONDITIONS

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

### INTEREST RATE

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

### LOT

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

### OLD ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### READY TO COMPLETE

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

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## AUCTION CONDUCT CONDITIONS

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

### A1

#### A1.1

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

#### A1.2

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

### A2

#### A2.1

- (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.

#### A2.2

#### A2.3

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.

#### A2.5

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

#### A2.6

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

### A3

#### A3.1

#### A3.2

#### A3.3

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.

#### A3.4

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.

#### A3.5

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.

### A4

#### A4.1

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.

#### A4.2

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.

#### A4.3

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.

#### A4.4

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.

### A5

#### A5.1

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.

#### A5.2

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

#### A5.3

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);

#### A5.4

(b) sign the completed SALE MEMORANDUM; and (c) pay the deposit.

#### A5.5

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

#### A5.6

(b) sign the SALE MEMORANDUM on YOUR behalf. The deposit

(a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

(b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;

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

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

# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

	the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.	<b>G3</b> G3.1	<b>BETWEEN CONTRACT AND COMPLETION</b> From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (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.	<b>G5</b> G5.1	<b>TRANSFER</b> 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.
<b>GENERAL CONDITIONS OF SALE</b>					
Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be 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.					
<b>G1</b>	<b>THE LOT</b>			<b>G6</b>	<b>COMPLETION</b>
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.	<b>G4</b> G4.1	<b>TITLE AND IDENTITY</b> Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER. (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.	G4.2		G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.			G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.			<b>G7</b>	<b>NOTICE TO COMPLETE</b>
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.	G7.1	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. 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.			G7.2	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.
<b>G2</b>	<b>DEPOSIT</b>			<b>G8</b>	<b>IF THE CONTRACT IS BROUGHT TO AN END</b>
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. 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.	G8.1	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 (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.	G9.1	<b>LANDLORD'S LICENCE</b> Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies. The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G4.6		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
				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.
<b>G10</b>	<b>INTEREST AND APPORTIONMENTS</b>	<b>G12</b>	<b>MANAGEMENT</b>		
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.	<b>G16</b>	<b>CAPITAL ALLOWANCES</b>
G10.3	Income and outgoing 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 outgoing 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 outgoing 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.	<b>G13</b>	<b>RENT DEPOSITS</b>	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.
<b>G11</b>	<b>ARREARS</b>	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.
Part 1 – Current rent		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.	<b>G17</b>	<b>MAINTENANCE AGREEMENTS</b>
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.	G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (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.	G17.1	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.
G11.2	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.			G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.			<b>G18</b>	<b>LANDLORD AND TENANT ACT 1987</b>
Part 2 – BUYER to pay for ARREARS				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.
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of 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.
G11.5	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.			<b>G19</b>	<b>SALE BY PRACTITIONER</b>
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.	<b>G14</b>	<b>VAT</b>	G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
Part 3 – BUYER not to pay for 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.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any 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.
G11.8	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	<b>G15</b>	<b>TRANSFER AS A GOING CONCERN</b>	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.
		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.	<b>G20</b>	<b>TUPE</b>
		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.

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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. 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.
<b>G21</b>	<b>ENVIRONMENTAL</b>		
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.		
G21.2	The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT	G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.4	Following COMPLETION the BUYER must:
<b>G22</b>	<b>SERVICE CHARGE</b>		
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;	<b>G25</b>	<b>WARRANTIES</b>
	(c) any amounts due from a tenant that have not been received;	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25.2	Where a warranty is assignable the SELLER must:
G22.4	In respect of each TENANCY, if the service charge account shows:		(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
	(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or		(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
	(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		(a) hold the warranty on trust for the BUYER; and
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.	<b>G26</b>	<b>NO ASSIGNMENT</b>
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	<b>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>
	(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:
<b>G23</b>	<b>RENT REVIEWS</b>		(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.	<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>
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
<b>G24</b>	<b>TENANCY RENEWALS</b>		(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.
		<b>G29</b>	<b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>
			No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTs (Rights of Third Parties) Act 1999.

### EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

### The Deposit

General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

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.

### Buyer's Administration Charge

Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,800 (£1,500 + 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.

### Extra Auction Conduct Conditions

Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

## MONEY LAUNDERING REGULATIONS

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

### What the new regulations mean for you as a bidder or buyer at the auction:

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

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

- Photographic evidence of identity**
- Current signed Passport
  - Current full UK/EU photo card driving licence
  - Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
  - Firearm or shotgun certificate
  - Resident permit issued by the Home Office to EU National
- Evidence of Residence**
- Current full UK/EU photo card driving licence (if not used to prove identity)
  - Utility bill issued in last three months (not mobile phone)
  - Recent bank/ building society/ mortgage/ credit card statement
  - Current house/ motor insurance certificate
  - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
  - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
  - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

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



# Auction House London

## 2026 Auction Schedule

Wednesday 28th January

Wednesday 11th February & Thursday 12th February

Wednesday 4th March

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

Wednesday 7th October & Thursday 8th October

Wednesday 11th November & Thursday 12th November

Wednesday 9th December & Thursday 10th December

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