

An aerial photograph of London, England, taken at sunset. The River Thames flows through the center of the city, with the iconic Tower Bridge in the foreground. The city skyline is visible in the background, including the Canary Wharf skyscrapers. The sky is a mix of orange, yellow, and blue, indicating the time is either dawn or dusk. The image is partially obscured by a white diagonal shape on the right side.

**Auction  
House  
LONDON**

**TWO DAY AUCTION**  
18th & 19th March 2026

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**

March 2026

**Wednesday 18th March**

Commencing at 9.30am

**Thursday 19th March**

Commencing at 10.00am

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

5 Hampstead Gate, 1a Frogna,  
Hampstead, London NW3 6AL

020 7625 9007 · [info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk)

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**# extracting  
every last BID**

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## THREE WAYS TO BID AT OUR AUCTION



### Telephone Bidding

You can bid real time over the phone.



### Proxy Bidding

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



### Internet Bidding

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Complete the form online at the following link  
[auctionhouselondon.co.uk/register-to-bid](https://auctionhouselondon.co.uk/register-to-bid)

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# Notice to Prospective Buyers

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

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

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

**Viewing:** Due to the nature and condition of auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety 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 is required it may be arranged through the auctioneers with the express permission of the vendor and there may be a payable fee.

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

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

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

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

## Proof of Identification

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

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

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

# Meet the Team

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**Jamie Weir**  
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## OUR 2026 AUCTION SCHEDULE

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**

Our figures for our  
**January**  
bespoke auction

Lots Offered	Lots Sold	Total Raised
21	17	£4.3M

Our figures for  
**February**

Lots Offered	Lots Sold	Total Raised
267	202	£45.7M

### Our total figures for 2025 are

 **2,428**  
Lots Offered

 **1,636**  
Lots Sold

 **£311 million**  
Total Raised

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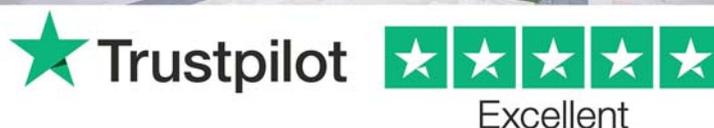
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**Auction  
House  
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All our viewings are open, so there is no need to book an appointment.

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

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

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

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

## I am ready to bid...

### How do I register to bid?

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

<https://auctionhouselondon.co.uk/join-our-mailing-list/>

### How do I watch the Auction live?

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



**Auction  
House  
LONDON**



**DAY ONE**

**Wednesday 18th March - 9.30am**

**Lots 1 - 145**

**Next Page >>>**

# LOT 1

## 8 Bulstrode Gardens, Hounslow, Middlesex TW3 3AJ

\*Guide Price  
**£425,000+**

### A Three Bedroom Semi Detached House Offered with Vacant Possession

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden and garage.

**EPC Rating** D



# LOT 2

## 6 Week Completion Available 4 Coniston Road, Croydon, Surrey CR0 6LN

\*Guide Price  
**£230,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Ashburton Park are within easy reach. Transport links are provided by West Croydon overground station and Selhurst 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 front yard, a rear garden and a garage.

**EPC Rating** D



**LOT 3**

8 Week Completion Available or Earlier if Required  
**96 Ashridge Drive, Watford,  
 Hertfordshire WD19 6UQ**

\*Guide Price  
**£400,000+**

**A Vacant Four Bedroom Semi Detached House. Offered With Planning Permissions for a Single Storey Rear Extension and a Loft Conversion and to Convert the Property into Two Flats.**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Sylvia Avenue Open Space are within easy reach. Transport links are provided by Northwood Hills underground station (Metropolitan line) and Carpenders Park rail station.

**Planning**

Three Rivers Borough Council granted the following planning permissions:  
 (ref: 24/1749/CLPD) on 20th December 2024 - Loft conversion.  
 (ref: 24/1748/FUL) on 23rd December 2024 - Single storey rear extension.  
 (ref: 24/1992/FUL) on 22nd December 2025 - Convert the property into two flats.

**Tenure**

Freehold

**Description**

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

**Accommodation**

**Ground Floor**  
 Reception Room  
 Kitchen  
 WC

**First Floor**

Four Bedrooms  
 Bathroom

**Exterior**

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



**LOT 4**

**Upper Flat 37 Stanger Road, South Norwood,  
 London SE25 5JZ**

\*Guide Price  
**£180,000+**

**A Vacant First Floor Two/Three Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 150 year lease from 1st August 1975 (thus approximately **99 years unexpired**).

**Location**

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

**Description**

The property comprises a first floor two/three bedroom flat situated within a mid terraced house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

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

**Exterior**

The property benefits from a private rear garden.



# LOT 5

6 Week Completion Available  
**7 Montague Street, Caversham, Reading,  
Berkshire RG4 5AU**

\*Guide Price  
**£190,000+**

### 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 Christchurch 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**  
Double Reception Room  
Conservatory  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms

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

**EPC Rating** G



# LOT 6

12A Penton Avenue, Staines-upon-Thames,  
Middlesex TW18 2NB

\*Guide Price  
**£100,000+**

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

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

**Note**  
Approximately 649 sq ft

**Tenure**  
Leasehold. The property is held on a 99 year lease from 30th August 1963 (thus approximately **36 years unexpired**).

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

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



LOT 7

**76 Guy Road, Wallington,  
Surrey SM6 7LY**

\*Guide Price  
**£300,000+**

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

**Tenure**  
Freehold

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

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

**EPC Rating** E

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

**First Floor**  
Two Bedrooms  
Bathroom  
Shower Room

**Second Floor**  
Two Bedrooms

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



LOT 8

**6 Week Completion Available**  
**101-107 High Street, Sittingbourne,  
Kent ME10 4AJ**

\*Guide Price  
**£295,000+**

**A Double Fronted Mid Terrace Building Arranged to Provide Two Ground Floor Retail Units (Sold Off on Long Leases) and Part Ground Floor and First Floor Ancillary Space. Offered With Planning Permission for Conversion to Eight Flats (6 x One Bedroom, 1 x Two Bedroom and 1x Three Bedroom) and Further Planning Permission for a Single Storey Extension to Create an Additional Two Flats (1 x One Bedroom and 1 x Two Bedroom).**

**Location**  
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Sittingbourne Recreation Ground are within easy reach. Transport links are provided by Sittingbourne rail station and the A249 leading to the M2.

**Description**  
The property comprises a double fronted mid terrace building arranged to provide two ground floor retail units (accessed separately and sold off on long leases), with part ground floor and first floor ancillary space.

**Note**  
The seller has advised there is no CIL or S106 applicable to this development.

**Planning**  
Swale Borough Council granted the following planning permissions:

(ref: 25/503935/PNMA) on 15th December 2025 : 'Prior notification for the change of use from Commercial, Business and Service (Use Class E) to 8no. residential flats (Use Class C3)'.  
(ref: 25/504125/FULL) on 24th February 2026 : 'Erection of upwards single storey extension, to a retail unit to provide two new residential units (1x one bed and 1x 2- bed) with dormers to front and rear. The proposals are consistent with recent applications to alter the building and to change the use of the upper floors (and part of the ground floor) from ancillary retail to residential use'.



# LOT 9

6 Week Completion Available  
**13 Kent Avenue, Canterbury,  
Kent CT1 1RR**

\*Guide Price  
**£150,000+**

### A Vacant Three Bedroom Semi Detached House with Land to the Side. 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. Numerous green open spaces are within easy reach. Transport links are provided by Canterbury East 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**

Through Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from front and rear gardens and outbuildings.

**EPC Rating D**



# LOT 10

6 Week Completion Available  
**58 Sheringham Tower, Baird Avenue, Southall,  
Middlesex UB1 3NE**

\*Guide Price  
**£80,000+**

### A Vacant Tenth Floor One Bedroom Flat

**Location**

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

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 130 year lease from 1st January 1981 (thus approximately **84 years unexpired**).

**Accommodation**

**Tenth Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a communal parking area.



LOT 11

**Flat 34 West Point, Avondale Square, Bermondsey, London SE1 5NY**

\*Guide Price  
**£135,000+**

**A Vacant Eighteenth Floor One Bedroom Flat**

**Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 30th January 1989 (thus approximately **87 years unexpired**).

**Accommodation Eighteenth Floor**

Reception Room with Open Plan Kitchen  
Bedroom  
Bathroom



LOT 12

**6 Week Completion Available**  
**24 Wilwood Road, Bracknell, Berkshire RG42 1SL**

\*Guide Price  
**£200,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating D**

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from both front and rear gardens.



# LOT 13

6 Week Completion Available  
**239 Woolwich Road, Greenwich,  
London SE10 0RN**

\*Guide Price  
**£275,000+**

**A Vacant Three Bedroom Mid Terrace House. Offered With Planning Permission for a Single Storey Rear Extension and Partial Loft Conversion. Further Planning has been Submitted to Change the Building to a Seven Bedroom HMO (Awaiting Decision).**

### Description

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

### Planning

Royal Borough of Greenwich Council has granted the following planning permissions:  
(ref: 25/3963/HD) on 21st January 2026 - Single storey wraparound extension.  
(ref: 25/3586/CP) on 3rd December 2025 - Partial loft conversion.  
(ref: 25/4151/PN1) on 20th January 2026 - 6m single storey rear extension.

A further planning application has been submitted (ref: 25/3974/F) on 26th January 2026 - Change of use to 7 bedroom HMO.

### Tenure

Freehold

### Accommodation

#### Ground Floor

Reception Room with Open-Plan Kitchen

Two Reception Rooms

#### First Floor

Three Bedrooms

Bathroom

### Exterior

The property benefits from a rear yard and with rear access and off street parking.

### EPC Rating D



# LOT 14

**80 Flintmill Crescent, Blackheath,  
London SE3 8LY**

\*Guide Price  
**£140,000+**

**A Vacant Ground Floor One Bedroom Maisonette**

### Tenure

Leasehold. The property is held on a 125 year lease from 15th January 1996 (thus approximately **94 years unexpired**).

### Location

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

### Description

The property comprises a ground floor one bedroom maisonette 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 a private rear garden and communal gardens.



LOT 15

162A Braemar Avenue, Neasden, London NW10 0DS

\*Guide Price  
£100,000+

**A Vacant Ground Floor Three Room Flat**

**Tenure**

Leasehold. The property is held on a 87 year lease from 23rd March 1984 (thus approximately **45 years unexpired**).

**Location**

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

**Description**

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

**Accommodation Ground Floor**

Three Rooms  
Kitchen  
Bathroom

G.I.A Approximately 445 sq ft / 41 sq m

**Exterior**

The property benefits from a private rear garden.

**EPC Rating C**



LOT 15A

G05 Wallis House, Great West Road, Brentford, Middlesex TW8 0HD

\*Guide Price  
£190,000+

**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 Gunnersbury Park are within easy reach. Transport links are provided by South Ealing underground station (Piccadilly line) and Brentford rail station.

**Description**

The property comprises a ground floor one bedroom flat situated within a substantial corner building arranged over ground and first floors. The property benefits from a concierge and access to a communal gym.

**EPC Rating B**

**Tenure**

Leasehold. The property is held on a 158 year lease from 29th June 2007 (thus approximately **139 years unexpired**).

**Accommodation Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Study Room  
Utility Room  
Two Bathrooms

GIA Approximately 76 sqm / 819 sq ft

**Exterior**

The property benefits from communal gardens and an underground parking space.



LOT 16

**2 Pownsett Terrace, Alder Walk, Ilford, Essex IG1 2SW**

\*Guide Price  
**£250,000+**

**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 Loxford Park are within easy reach. Transport links are provided by Barking underground station (Circle line) and rail station.

**Description**  
The property comprises a four 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**  
Four Bedrooms  
Bathroom  
Separate WC

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

**EPC Rating** C



LOT 16A

**53 High Street, Shaftesbury, Dorset SP7 8JE**

\*Guide Price  
**£90,000+**

**A Vacant Mid Terrace Building, Formerly Used as a Bank, Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space**

**Location**  
The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Boots, WHSmith and Waitrose. The open spaces of St James's Park are within easy reach. Transport links are provided by Gillingham rail station.

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

**Tenure**  
Freehold

**Accommodation**  
**Ground Floor**  
Retail Unit

**First Floor**  
Ancillary Space

**Total G.I.A Approximately 128 sq m (1,378 sq ft)**

**EPC Rating** D



LOT **17**

**The Star, East Hill, Ashford, Kent TN24 8PA**

\*Guide Price  
**£325,000+**

**A Vacant Detached Building Arranged to Provide a Ground Floor Public House and First Floor Residential Accommodation Situated on a Plot of Land Measuring Approximately 882 sq m (9,493 Sq Ft). Potential for Redevelopment or Alternative Uses (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 Zebra Park are within easy reach. Transport links are provided by Ashford International rail station.

**Description**

The property comprises a grade II listed detached building arranged to provide a ground floor public house and first floor residential accommodation.

**Exterior**

The property benefits from a rear garden, parking for up to 8 cars and a garage.

**EPC Rating D**

**Accommodation**

Lower Ground Floor  
Cellar

**Ground Floor**

Pub Area  
Kitchen Area  
WCs

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**First Floor Eaves**

Two Bedrooms



LOT **18**

**Flat 14 Pemberton House, High Level Drive, Sydenham, London SE26 6XW**

\*Guide Price  
**£110,000+**

**A Fourth Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,600 Per Annum**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Sydenham Wells Park are within easy reach. Transport links are provided by Sydenham/Kirkdale overground station and Gipsy Hill rail station.

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 25th June 2012 at a rent of £1,300 per calendar month (Holding Over).

**Tenure**

Leasehold. The property is held on a 117 year lease from 3rd February 1997 (thus approximately **87 years unexpired**).

**Accommodation**

**Fourth Floor**  
Reception Room with Open-Plan Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

**EPC Rating C**



# LOT 18A

6 Week Completion Available  
**161 Slade Road, Holland-on-Sea, Clacton-on-Sea,  
 Essex C015 5EG**

\*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 Clacton-on-Sea Beach are within easy reach. Transport links are provided by Clacton-on-Sea 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 an integral garage, a rear garden and off street parking.

**EPC Rating D**



# LOT 19

**4 Dingwall Road, Carshalton,  
 Surrey SM5 4LY**

\*Guide Price  
**£365,000+**

## A Vacant Three Bedroom End of Terrace House

**Tenure**  
 Freehold

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

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of Queen Mary's Woodland are within easy reach. Transport links are provided by Carshalton Beeches rail station.

**Accommodation**  
**Ground Floor**  
 Reception Room with Open Plan  
 Kitchen  
 Conservatory  
 Bathroom

**First Floor**  
 Three Bedrooms

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

**EPC Rating D**



LOT 20

**College House, 12-14 High Street, Lambourn,  
Hungerford, Berkshire RG17 8XN**

\*Guide Price  
**£350,000+**

**A Detached Building Arranged to Provide 4 x One Bedroom Flats. Three of the Flats are Let Producing a Combined Income of £28,200 Per Annum. ERV of £37,800 Per Annum Once Fully Let.**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mill Lane Recreation Ground are within easy reach. Transport links are provided by the M4 to the south.

**Description**

The property comprises a Grade II Listed detached building arranged to provide 4 x one bedroom flats over ground and first floors.

**Tenancy**

Flat 1 - Let for £750 pcm  
Flat 2 - Vacant (ERV of £800 pcm)  
Flat 3 - Let for £800 pcm  
Flat 4 - Let for £800 pcm

**Accommodation**

**Ground Floor**

**Two Flats Each Consisting Of**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**First Floor**

**Two Flats Each Consisting Of**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from both front and rear communal gardens.



LOT 21

**172 Portsmouth Road, Cobham,  
Surrey KT11 1HS**

\*Guide Price  
**£275,000+**

**A Two Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £18,000 Per Annum**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Anyards Road Recreation Ground are within easy reach. Transport links are provided by Cobham & Stoke d'Abernon rail station.

**Description**

The property comprises a two bedroom mid 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.

**Tenancy**

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



# LOT 21A | 18-20 Prince of Wales Road, Norwich, Norfolk NR1 1LB

\*Guide Price  
**£350,000+**

**A Vacant Mid Terrace Building Arranged to Provide a 2 x Ground Floor Retail Units and First and Second Floor Office Space. Potential to Convert Uppers to Residential (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 Chapelfield Gardens are within easy reach. Transport links are provided by Norwich rail station.

**Description**  
The property comprises a mid terrace building arranged to provide a ground floor retail unit and ground, first and second floor office space.

**EPC Rating D**

**VAT**  
VAT is applicable

**Accommodation**  
**Ground Floor**  
Retail Unit (G.I.A Approximately 987 sq ft)  
Retail Unit (G.I.A Approximately 1,000 sq ft)  
WC's  
**First Floor**  
Office Unit (G.I.A Approximately 1,675 sq ft)  
WC's  
**Second Floor**  
Office Unit (G.I.A Approximately 1,748 sq ft)  
WC's



# LOT 22 | 7 Lower Evingar Road, Whitchurch, Hampshire RG28 7BX

\*Guide Price  
**£275,000+**

**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 Kingsley Park Playground are within easy reach. Transport links are provided by Whitchurch rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Dining Room  
Kitchen  
**First Floor**  
Three Bedrooms  
Bathroom  
**Exterior**  
The property benefits from a private rear garden.



**LOT 22A**

**Suite 8 Wesley Chambers, Queens Road, Aldershot, Hampshire GU11 3JD**

\*Guide Price  
**£50,000+**

**A Vacant Second Floor Office Suite**

**Location**

The property is situated on a mixed use 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 second floor office suite situated within a substantial character building arranged over ground and two upper floors. The property benefits from disabled and lift access.

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2007 (thus approximately **106 years unexpired**).

**Accommodation  
Second Floor**

Office Suite  
Kitchenette  
Bathroom

**G.I.A Approximately 1,045 sq ft**

**Exterior**

The property benefits from allocated parking.



**LOT 23**

**The Village Table Cafe, 40 Park Lane, Queens Quarter, Croydon, Surrey CR0 1GY**

\*Guide Price  
**£350,000+**

**A Ground Floor Commercial Unit Subject to a Lease Producing £43,000 Per Annum**

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Queen's Gardens are within easy reach. Transport links are provided by West Croydon overground station and East Croydon rail station.

**Tenancy**

The property is let to The Village Table Ltd for a term of 10 years commencing 15th December 2025 at a rent of £43,000 per annum. Rent review due 2030. Rent review is index linked subject to increases in CPI with a cap of 5% and minimum of 2% in each year. The tenant has provided a rent deposit of £25,800 (six month's rent plus VAT).

**Note**

VAT is applicable

**Tenure**

Leasehold. The property is held on a 250 year lease from 2019 at a peppercorn ground rent.

**Description**

The property comprises a ground floor commercial unit situated within a new development of over 500 apartments and amenities.

**Accommodation  
Ground Floor**

Commercial Unit  
G.I.A Approximately 2,605 sq ft



# LOT 24

## 45 Redford Close, Feltham, Middlesex TW13 4TB

\*Guide Price  
**£80,000+**

### A Vacant Second Floor One Bedroom Flat

#### Location

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

#### Exterior

The property benefits from communal parking.

#### Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1995 (thus approximately **68 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 Second Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating D**



# LOT 24A

## 18-22 Waterloo Terrace, Baker Street, Weybridge, Surrey KT13 8AU

\*Guide Price  
**£350,000+**

### A Ground Floor Restaurant Subject to an Assured Shorthold Tenancy Producing £41,000 Per Annum

#### Location

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

#### Description

The property comprises a ground floor restaurant situated within a corner building arranged over ground and two upper floors.

#### Note

VAT is Applicable

#### Tenure

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

#### Accommodation Ground Floor

Restaurant Area  
WC's

#### Tenancy

The property is subject to a lease for a term of 10 years commencing 11th March 2020 at a rent of £41,000 per annum.



LOT 25

99 High Street, Andover, Hampshire SP10 1ND

\*Guide Price  
£120,000+

**A Vacant Mid Terrace Mixed Use Building Arranged to Provide a Ground and Lower Ground Floor Retail Unit and a First Floor Flat**

**Tenure**  
Freehold

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

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

**Accommodation**  
Ground and Lower Ground Floor Retail Unit

**First Floor**  
Flat (Not Inspected)

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



LOT 25A

By Order of the Executors  
Flat 27 Thurlby Croft, Mulberry Close, Hendon, London NW4 1QP

\*Guide Price  
£350,000+

**A Vacant Third Floor Three Bedroom Flat and a Garage**

**Tenure**  
Share of Freehold. The property is held on a 150 year lease from 25th March 1972 (thus approximately **96 years unexpired**). The garage is held on a separate 99 year lease from 25th March 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 Sunny Hill Park are within easy reach. Transport links are provided by Hendon Central underground station (Northern line) and Hendon rail station.

**EPC Rating** C

**Description**  
The property comprises a third floor three bedroom flat situated within a purpose built block arranged over ground and four upper floors. The garage is separately located within a purpose-built garage block

**Accommodation**  
**Third Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
WC

**Exterior**  
The property benefits from a private balcony and garage as well as attractive communal gardens.



# LOT 26

## 196 Bilby Lodge, Chalklands, Wembley, Middlesex HA9 9DY

\*Guide Price  
**£165,000+**

### A Second Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,760 Per Annum

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1964 (thus approximately **37 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

#### Exterior

The property benefits from a vacant garage.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £19,760 per annum.

#### EPC Rating D



# LOT 27

## 16 Roedean Road, Worthing, West Sussex BN13 2BP

\*Guide Price  
**£275,000+**

### A Four Bedroom Detached House Offered with Vacant Possession

#### Tenure

Freehold

#### Location

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

#### Description

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

#### EPC Rating D

#### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bedroom  
Office  
Bathroom

#### First Floor

Kitchen  
Three Bedrooms  
Bathroom

#### Exterior

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



LOT 28

230 Maiden Lane, Crayford, Dartford, Kent DA1 4PS

\*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 Stoneham Park are within easy reach. Transport links are provided by Slade 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 and repairs. We understand the property is of non-standard construction.

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



LOT 29

Flat 3, 97 St. Peters Street, St. Albans, Hertfordshire AL1 3EN

\*Guide Price  
**£90,000+**

**A Vacant Second Floor One Bedroom Flat**

**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 second floor one bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

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

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

**EPC Rating** E



# LOT 30

## Flat 1, 97 St. Peters Street, St. Albans, Hertfordshire AL1 3EN

\*Guide Price  
**£90,000+**

### A Vacant First Floor Two Bedroom Flat

#### Location

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

#### Description

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

EPC Rating E

#### Tenure

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen/Diner  
Two Bedrooms  
Utility Room  
Bathroom  
Separate WC



# LOT 30A

## Land to the Rear 268 West End Lane, West Hampstead, London NW6 1LJ

\*Guide Price  
**£95,000+**

### Four Vacant Single Storey Units. Offered With Planning Permission to Convert the Units into an Office (Works have Commenced)

#### Location

The units are situated on a residential road close to local shops and amenities. The open spaces of Hampstead Heath are within easy reach. Transport links are provided by West Hampstead overground station, underground station (Jubilee line) and rail station.

#### Description

The property comprises four single storey units.

#### Tenure

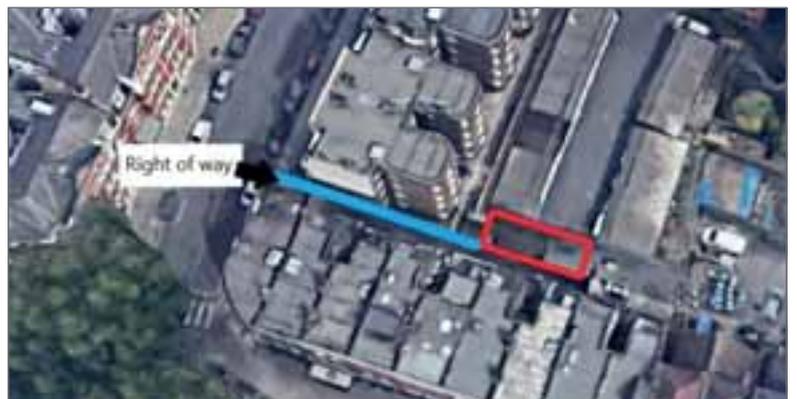
Freehold

#### Accommodation

**Ground Floor**  
4 x Storage Units

#### Planning

Camden Borough Council granted the following planning permission (ref: 2019/5372/P) on 5th December 2019 : 'Conversion of existing storage unit into a single storey self contained work unit (Class B1 office)'. Works have commenced.



LOT 31

**42 Harlesden Gardens, Harlesden,  
London NW10 4EX**

\*Guide Price  
**£850,000+**

**A Vacant Ten Room Semi Detached House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Roundwood Park are within easy reach. Transport links are provided by Harlesden and Willesden Junction underground stations (Bakerloo line) and rail stations.

**Description**  
The property comprises a ten room semi detached house arranged over ground and three upper floors

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

**EPC Rating** D

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

**First Floor**  
Two Bedrooms  
Kitchen  
Bathroom  
WC

**Second Floor**  
Bedroom  
Kitchen

**Third Floor**  
Bedroom (with en suite)



LOT 32

**33 Coronation Street, Barnstaple,  
Devon EX32 7AZ**

\*Guide Price  
**£100,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Pilton Park are within easy reach. Transport links are provided by Barnstaple 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 (removed)  
Bathroom (removed)

**First Floor**  
Three Bedrooms  
WC

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



# LOT 33

## 46 Nordham, North Cave, Brough, North Humberside HU15 2LT

\*Guide Price  
**£145,000+**

**A Vacant Extended Four Bedroom Semi Detached House. Potential for Side 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 North Cave Hotham Footpath are within easy reach. Transport links are provided by Brough rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Utility Room  
Bathroom  
Separate WC

**First Floor**

Four Bedrooms

**Exterior**

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



# LOT 34

## 2 Bridgefield Court, Bridgefield Road, Whitstable, Kent CT5 2PL

\*Guide Price  
**£135,000+**

**A Vacant First Floor Two Bedroom Maisonette**

**Tenure**

Leasehold. The property is held on a 999 year lease from 29th September 1964 (thus approximately **938 years unexpired**).

**Location**

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

**EPC Rating C**

**Description**

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

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from off street parking.



LOT **35**

**Land and Buildings to the Rear of 254-264 Norwood Road, Norwood, London SE27 9AJ**

\*Guide Price  
**£240,000+**

**A Vacant Derelict Former Workshop Situated on a Plot of Land Measuring Approximately 250 sq m (2,693 sq ft). 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 Belair Park are within easy reach. Transport links are provided by Tulse Hill rail station.

**Description**  
The property comprises a derelict workshop situated on a plot of land measuring approximately 250 sq m (2,693 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 **35A**

**50 Lampeter Square, Fulham, London W6 8PT**

\*Guide Price  
**£180,000+**

**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 Lillie Road Recreation Ground are within easy reach. Transport links are provided by Barons Court underground station (District line) and West Brompton rail station.

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

**Tenure**  
Leasehold. The property is held on a 125 year lease from 29th September 2013 (thus approximately **112 years unexpired**).

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

**EPC Rating C**



# LOT 36

## 629 Thornton Road, Bradford, West Yorkshire BD8 0BL

\*Guide Price  
**£40,000+**

### 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 West Park are within easy reach. Transport links are provided by Bradford Forster square 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

#### Exterior

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



# LOT 37

## 23 Heol Panteg, Burry Port, Dyfed SA16 0YH

\*Guide Price  
**£105,000+**

### A Vacant Six Room Semi Detached House. Potential for Loft and Rear Extensions (Subject to Obtaining all Relevant Consents)

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen  
Bathroom

##### First Floor

Six Rooms

#### Exterior

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



LOT **38**

**171 Wheatcroft, Cheshunt, Waltham Cross,  
Hertfordshire EN7 6JU**

\*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 Cheshunt Park are within easy reach. Transport links are provided by Cheshunt overground station and rail station.

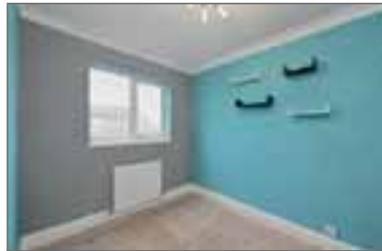
**Description**  
The property comprises a three bedroom mid terrace house arranged over ground and first floors.

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** C



LOT **39**

**22 Brooklands, Brinkworth, Chippenham,  
Wiltshire SN15 5BA**

\*Guide Price  
**£90,000+**

**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. There are numerous green open spaces within easy reach. Transport links are provided by the M4 to the South.

**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 both front and rear gardens.



LOT 40

**Flat 1 Park House, Park Terrace, Spofforth, Harrogate, North Yorkshire HG3 1BW**

\*Guide Price  
**£50,000+**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Share of Freehold. The property is held on a 999 year lease from 22nd June 1972 (thus approximately **945 years unexpired**).

**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 A661 to the West.

**Exterior**

The property benefits from a garage and communal gardens.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Diner  
Two Bedrooms (One with En-Suite)  
Bathroom

**Lower Ground Floor**

Basement area

**EPC Rating D**



LOT 40A

**Flat A 93 Mount View Road, Hornsey, London N4 4JA**

\*Guide Price  
**£500,000+**

**A Vacant Ground Floor Three Bedroom Flat**

**Location**

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

**Description**

The property comprises a ground floor three bedroom flat situated within an end of terrace building arranged over ground and two upper floors. The property benefits from access to a cellar room. The property requires a program of refurbishment.

**Tenure**

Leasehold. The property is held on a 999 year lease from 2nd August 2007 (thus approximately **981 years unexpired**).

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Conservatory  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a shared rear garden.

**EPC Rating D**



LOT 41

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

\*Guide Price  
**£165,000+**

**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 42

6 Week Completion Available  
**22 Barnet Way, Worthing,  
 West Sussex BN13 2QR**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room

Kitchen/Diner

WC

**First Floor**

Three Bedrooms

Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating C**



**LOT 43**

**108 Newark Street, Whitechapel, London E1 2ES**

\*Guide Price  
**£850,000+**

**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 44**

**94 Halcot Avenue, Bexleyheath, Kent DA6 7QD**

\*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 Hall Place Park are within easy reach. Transport links are provided by Banehurst 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

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

**EPC Rating** C



# LOT 45

## Land to the Rear of 225 Western Road, Southall, Middlesex UB2 5HS

\*Guide Price  
**£120,000+**

**A Vacant Freehold Development Site Measuring Approximately 120 sq m (1,292 sq ft). Offered with Planning Permission for the Erection of a Two Bedroom Detached House**

**Tenure**

Freehold

**Location**

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

**Planning**

Ealing London Borough Council granted the following planning permission (ref: 250873FUL) on 20th January 2026 : 'Construction of a two bedroom detached dwelling house in rear garden fronting Manor Way; single storey building with excavation of a basement; associated amenity space, cycle and refuse storage'.

**Description**

The lot comprises a freehold development site measuring approximately 120 sq m (1,292 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 45A

## 8 Week Completion Available 14 Mount Park Road, Pinner, Middlesex HA5 2JR

\*Guide Price  
**£465,000+**

**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 Eastcote Park are within easy reach. Transport links are provided by Eastcote 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**

Two Reception Rooms (One with Open-Plan Kitchen)  
WC

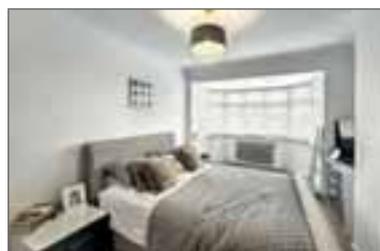
**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating C**



# LOT 46

## 16A Alpha Road, Croydon, Surrey CR0 6TH

\*Guide Price  
**£265,000+**

### 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 Wandle Park are within easy reach. Transport links are provided by West Croydon overground and rail station.

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

**EPC Rating** F

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

**First Floor**  
Two Bedrooms

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



# LOT 47

6 Week Completion Available  
**39 Trelander North, Truro,  
Cornwall TR1 1PW**

\*Guide Price  
**£70,000+**

### A Vacant Three Bedroom Semi Detached House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



LOT **48**

6 Week Completion Available  
**5 Fore Street, St. Dennis, St. Austell,  
 Cornwall PL26 8AF**

\*Guide Price  
**£30,000+**

**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 green open spaces are within easy reach. Transport links are provided by St Columb Road 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 and outbuilding.

**EPC Rating E**



LOT **49**

8 Week Completion Available or Earlier if Required  
**188 Holmesdale Road, South Norwood,  
 London SE25 6PT**

\*Guide Price  
**£250,000+**

**A Vacant Five Room End of Terrace House**

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

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

**EPC Rating C**

**Tenure**  
 Freehold  
**Accommodation**  
**Ground Floor**  
 Two Rooms  
 Kitchen

**First Floor**  
 Three Rooms  
 Bathroom

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

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



# LOT 50

## Flat 7, 2A Agar Grove, Camden, London NW1 9TD

\*Guide Price  
**£85,000+**

### A Second 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**).

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 8th January 2026 at a rent of £1,436.02 per calendar month.

#### 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.

#### Accommodation

**Second Floor**  
Studio Room  
Kitchen  
Bathroom

#### EPC Rating E



# LOT 50A

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

\*Guide Price  
**£175,000-£210,000**

### 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 51

8 Week Completion Available  
**42 Aubrey Road, Walthamstow,  
 London E17 4SL**

\*Guide Price  
**£465,000+**

**A Vacant Two Bedroom Mid Terrace House. Potential for Loft Conversion (Subject to Obtaining all Relevant Consents)**

**Tenure**  
 Freehold

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

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

**Note**  
 Opportunity to acquire via a share sale of the SPV limited company, offering potential Stamp Duty savings (available by separate negotiation). All buyers should seek independent professional advice to confirm the tax or Stamp Duty savings applicable to them.

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

**First Floor**  
 Two Bedrooms  
 Bathroom

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

**EPC Rating** C



LOT 52

**22 Regal Court, Edmonton,  
 London N18 2XU**

\*Guide Price  
**£80,000+**

**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 Pymmes Park are within easy reach. Transport links are provided by Silver Street overground station (Weaver line) and Meridian Water rail station.

**Description**  
 The property comprises a first floor two bedroom maisonette situated within a mid terraced building arranged over ground and first floors.

**Tenure**  
 Leasehold. The property is held on a 99 year lease from 29th September 1938 [thus approximately **11 years unexpired**].

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

**EPC Rating** C



**LOT 53**

**191 Maiden Lane, Crayford, Dartford, Kent DA1 4PT**

**\*Guide Price  
£160,000+**

**A Vacant Two Bedroom Semi Detached Bungalow. Offered with Planning Permission for a 6m Rear Extension to Convert the Property into a Three Bedroom Bungalow.**

**Description**

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

**Planning**

Dartford Borough Council granted the following planning permission (ref: 25/01940/GPDE) on 27th October 2025 : 'The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00 metres, for which the maximum height would be 2.60 metres, and for which the height of the eaves would be 2.60 metres'. Once the extension has been built, there will be potential to reconfigure the property into a three bedroom bungalow.

**Tenure**

Freehold

**Location**

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

**Accommodation**

**Ground Floor**

Two Rooms  
Kitchen/Reception  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



**LOT 54**

**1 Sperling Road, Tottenham, London N17 6UQ**

**\*Guide Price  
£465,000+**

**A Vacant End of Terrace House Arranged to Provide Two Flats (2 x Two Bedroom)**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises an end of terrace building arranged to provide two flats (2 x two bedroom).

**Accommodation**

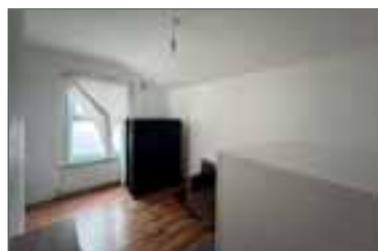
**Ground Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

**First Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating D**



LOT **55**

**3A Elmhurst Road, Tottenham,  
London N17 6RQ**

\*Guide Price  
**£200,000+**

**A Vacant Ground Floor Two Bedroom Garden Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th July 1987 (thus approximately **60 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Bruce Castle Park are within easy reach. Transport links are provided by White Hart Lane overground station (Weaver line) and Northumberland Park rail station.

**Description**

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

**EPC Rating C**

**Accommodation**

**Ground Floor**

Reception Room with Open Plan Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private 45ft landscaped rear garden.



LOT **55A**

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

\*Guide Price  
**£275,000+**

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

**Tenure**

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

**Tenancy**

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

**EPC Rating B**

**Accommodation**

**Second Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private balcony.

**On the Instructions of**



# LOT 55B

By Order of the LPA Receivers  
**Flat 1 Regatta Point, 1 Manilla Street, Canary Wharf,  
 London E14 8JZ**

\*Guide Price  
**£275,000+**

## A Vacant First Floor One Bedroom Flat

### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2000 (thus approximately **99 years unexpired**).

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Sir John McDougall Gardens are within easy reach. Transport links are provided by Heron Quays Station DLR station and Limehouse rail station.

### Description

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

### Accommodation

**First Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Bathroom

### Exterior

The property benefits from a private balcony.

### EPC Rating C

On the Instructions of



# LOT 56

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

\*Guide Price  
**£200,000+**

## A Vacant Ground Floor Studio Flat

### Location

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

### Description

The property comprises a ground floor studio flat situated within a Grade II Listed building arranged over ground and seven upper floors. The property requires a program of refurbishment and repairs.

### Note

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

### Tenure

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

### Accommodation

**Ground Floor**  
 Studio Room  
 Kitchenette  
 Bathroom

### Exterior

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

### EPC Rating D



LOT **57**

**337 Preston Road, Clayton-le-Woods, Chorley, Lancashire PR6 7PY**

\*Guide Price  
**£60,000+**

**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 Cuerden Valley Park are within easy reach. Transport links are provided by Buckshaw Parkway rail station and the M61.

**Description**

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

**EPC Rating D**

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

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



LOT **58**

**Flats B & C 56 Wickham Road, Lewisham, London SE4 1LS**

\*Guide Price  
**£550,000+**

**A Pair of Vacant Two Bedroom Flats**

**Tenure**

Leasehold. The flats are held on a 125 year lease from 8th August 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 Hilly Fields are within easy reach. Transport links are provided by Brockley overground station and rail station.

**Description**

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

**Accommodation**

**Flat C - Lower Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Flat B - Ground Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The lower ground floor flat benefits from a rear garden.

**EPC Rating D**



LOT **59**

**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 **60**

**6 Week Completion Available**  
**25 Elm Tree Close, Selsey, Chichester, West Sussex P020 0SQ**

\*Guide Price  
**£150,000+**

**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 East Beach are within easy reach. Transport links are provided by the B2145 to the North.

**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 Bedroom  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating C**



# LOT 60A

In the Same Family Ownership for over 70 Years  
**8, 8A, 9 & 9B Argyll Gardens, Edgware,  
 Middlesex HA8 5HB**

\*Guide Price  
**£800,000+**

**A Detached Block Arranged to Provide Four Flats (3 x Two Bedrooms, 1 x One Bedroom) Fully Let Producing £60,600 Per Annum**

**Tenure**

Freehold

**Description**

The property comprises a detached block arranged to provide four flats (3 x two bedrooms, 1 x one bedroom) over the ground and first floors. The two ground floor flats have been recently refurbished

**Note**

The vendor has noted that there may be potential to increase the rent. Buyers must rely on their own enquiries.

**Location**

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

**Exterior**

The property benefits from a large rear garden.



**Accommodation & Tenancy Schedule**

Floor	Accommodation	Tenancy	Current Annual Rent
Ground	Reception Room/Kitchen, Two Bedrooms, Study, Bathroom, Private Garden	AST	£21,000
Ground	Reception Room, Kitchen, Two Bedrooms, Bathroom	AST	£21,000
First	Reception Room, Kitchen, Two Bedrooms, Bathroom	AST	£9,600
First	Reception Room, Kitchen, Bedroom, Bathroom	AST	£9,000

# LOT 61

**Flat C, 65 Windmill Street, Gravesend,  
 Kent DA12 1BJ**

\*Guide Price  
**£45,000-£90,000**

**A Vacant Ground Floor One Bedroom Flat**

**Location**

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

**Description**

The property comprises a ground floor one bedroom flat situated within a mid terrace building arranged over lower ground, ground and two upper floors. The property is in a good decorative order.

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1987 (thus approximately **61 years unexpired**).

**Accommodation**

**Ground Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Bathroom

**Note**

We understand that the property was previously let for £13,200 per annum.



# LOT 62

## 39 Hereson Road, Ramsgate, Kent CT11 7DP

\*Guide Price  
**£120,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

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

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

**Accommodation**  
Lower Ground Floor  
Reception Room  
Kitchen

**Ground Floor**  
Bedroom  
Bathroom

**First Floor**  
Two Bedrooms

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

**EPC Rating C**



# LOT 62A

## 157 Moffat Road, Thornton Heath, Surrey CR7 8PZ

\*Guide Price  
**£115,000+**

### A Vacant Lower Ground Floor Three Room Flat

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

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

**EPC Rating C**

**Tenure**  
Leasehold. The property is held on a 99 year lease from 31st July 1981 (thus approximately **55 years unexpired**). At the buyer's request a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Accommodation**  
Lower Ground Floor  
Kitchen  
Three Rooms  
Bathroom

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



LOT **63**

**First Floor Flat, 54 Woodhouse Road, Leytonstone, London E11 3NE**

\*Guide Price  
**£300,000+**

**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 Wanstead Heath are within easy reach. Transport links are provided by Leytonstone underground station (Central line) and Leytonstone High Road overground station (Suffragette line).

**Tenure**

Share of Freehold

**Accommodation**

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

**Description**

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



LOT **64**

**31 Greenstead Road, Colchester, Essex C01 2SZ**

\*Guide Price  
**£120,000+**

**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 Colchester Castle Park are within easy reach. Transport links are provided by Hythe rail station.

**Accommodation**

**Ground Floor**  
Two Rooms  
Bathroom

**First Floor**  
Three Rooms

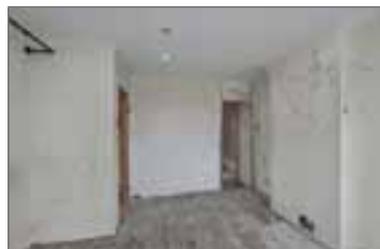
**Exterior**

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

**EPC Rating G**

**Description**

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



LOT **65**

**157 Blagdon Road, Reading, Berkshire RG2 7NE**

\*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 two Recreation Grounds are within easy reach. Reading University is short distance away. Transport links include regular bus services to the University and Reading Centre for rail transport to London or West country. M4 motorway provides access to the Motorway network.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Utility / Study Room

**First Floor**  
Three Bedrooms  
Bathroom  
WC

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

**EPC Rating C**

**Joint Auctioneers**

**HAMMERED**



LOT **65A**

**77 Honestone Street, Bideford, Devon EX39 2DH**

\*Guide Price  
**£100,000+**

**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 Old Town Gardens are within easy reach. Transport links are provided by Barnstaple rail station.

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating D**



LOT **66**

**Unit 36 Hallmark Trading Estate, Fourth Way, Wembley, Middlesex HA9 0LB**

\*Guide Price  
**£700,000+**

**A Vacant Industrial Building Arranged to Provide a Ground Floor Warehouse with First Floor Offices**

**Tenure**  
Freehold

**Location**  
The property is situated within an industrial parade close to local shops and amenities. The open spaces of Chalkill 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 an industrial building arranged to provide a ground floor warehouse, first floor offices and a rear outbuilding.

**Tenancy**  
We are advised by the vendor that the property has an estimated rental value (ERV) of £70,000 per annum. Buyers must rely on their enquiries.

**Accommodation**  
**Ground Floor**  
Warehouse  
WC  
G.I.A. Approx 150 sq m

**First Floor**  
Offices  
WC  
G.I.A. Approx 43 sq m

**Rear Outbuilding**  
G.I.A. Approx 170 sq m

**Exterior**  
The property benefits from allocated parking for 2 cars.

**EPC Rating C**

**Joint Auctioneers**



LOT **67**

**By Order of the Executors**  
**Flat 22 Hugh Gaitskell House, Butler Road, Harlesden, London NW10 9RT**

\*Guide Price  
**£200,000+**

**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 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 ground floor two bedroom flat situated within a purpose built building arranged over ground and three upper floors.

**EPC Rating D**

**Tenure**  
Leasehold. The property is held on a 125 year lease from 23rd April 1990 (thus approximately **89 years unexpired**).

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

**Exterior**  
The property benefits from communal gardens.



# LOT 68

## 30 Jubilee Drive North, Kidderminster, Worcestershire DY11 7JQ

\*Guide Price  
**£70,000+**

### A Vacant Three Bedroom Semi Detached House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** G



# LOT 69

## 4 Westglade Court, Woodgrange Close, Harrow, Middlesex HA3 0XQ

\*Guide Price  
**£160,000+**

### A Vacant First Floor Two Bedroom Flat

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

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

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

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

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



LOT 70

Land Adjoining 6 Farnet Walk, Purley, Surrey CR8 2DY

\*Guide Price  
**£350,000+**



**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 71

**By Order of the Executors**  
**Flat 3 110 Brigstock Road, Thornton Heath, Surrey CR7 7JB**

\*Guide Price  
**£90,000+**

## A Vacant Second Floor Studio Flat

### Location

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

### Description

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

### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1987 (thus approximately **60 years unexpired**).

### Accommodation

**Second Floor**  
 Studio Room  
 Kitchen  
 Bathroom



# LOT 72

**Bremarge, Extons Place, King's Lynn, Norfolk PE30 5NP**

\*Guide Price  
**£70,000-£100,000**

## A Vacant Three Bedroom Semi Detached Bungalow

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of The Walks are within easy reach. Transport links are provided by King's Lynn railway station (Fen Line services to London King's Cross and Cambridge).

### Description

The property comprises a three bedroom semi detached bungalow.

### Tenure

Freehold

### Accommodation

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

### Exterior

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



LOT 73

**Woodbury, Woodbury Hill Path, Luton, Bedfordshire LU2 7JR**

\*Guide Price  
**£340,000+**

**A Vacant Four Bedroom Detached House**

**Tenure**  
Freehold

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

**Description**  
The property comprises a four bedroom detached house arranged over lower ground and ground floors. The property has been recently refurbished.

**Accommodation**  
Lower Ground Floor  
Reception Room

**Ground Floor**  
Kitchen/Diner  
Four Bedrooms (One with En-Suite)  
Bathroom

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

**EPC Rating** F



LOT 74

**22 Carslake Road, Wandsworth, London SW15 3DP**

\*Guide Price  
**£250,000-£300,000**

**A Vacant Ground Floor Three Bedroom Flat**

**Tenure**  
Leasehold. The property is held on a 125 year lease from 25th November 2002 (thus approximately 102years unexpired).

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Roehampton Playing Fields are within easy reach. Transport links are provided by East Putney underground station (District line) and Barnes 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. The property has been recently refurbished.

**Accommodation**  
Ground Floor  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

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

**EPC Rating** D



**LOT 75**

**Flat 6 Noble House, 255 Graham Road, Hackney, London E8 1PE**

**\*Guide Price  
£195,000-£230,000**

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

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of London Fields are within easy reach. Transport links are provided by Hackney Central overground station (Mildmay line) and Hackney Downs rail station.

**Description**

The property comprises a second floor one bedroom flat situated within a mixed use building arranged over ground and three upper floors.

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2008 (thus approximately **106 years unexpired**).

**Accommodation**

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

**EPC Rating B**



**LOT 76**

**8A Randolph Road, Maida Vale, London W9 1AN**

**\*Guide Price  
£15,000+**

**A Freehold Ground Rent Investment Secured Upon Four Flats Producing £300 Per Annum (Increasing to £600 in 2048 and £900 in 2078).**

**Tenure**

Freehold

**Description**

The property comprises a detached building arranged to provide four flats arranged over lower ground, ground and two upper floors.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Crescent Garden are within easy reach. Transport links are provided by Warwick Avenue underground station (Bakerloo line) and Marylebone rail station.

**Accommodation Schedule**

Property	Floor	Accommodation	Lease	Annual Ground Rent
Basement Flat 8A	Lower Ground	Not Inspected	200 years from 24th June 1990	£100 (Increasing to £200 in 2048 and £300 in 2078)
Ground Floor Flat A	Ground	Not Inspected	125 years from 24th June 1988	£100 (Increasing to £200 in 2048 and £300 in 2078)
Ground Floor Flat B	Ground	Not Inspected	125 years from 24th June 1988	£100 (Increasing to £200 in 2048 and £300 in 2078)
Upper Maisonette	First and Second Floors	Not Inspected	999 years from 24th June 1990	Peppercorn



LOT **77**

**171 Victoria Road, Southampton, Hampshire SO19 9EG**

\*Guide Price  
**£130,000+**

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

**Description**

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

**EPC Rating F**

**Tenure**

Freehold

**Location**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Diner  
Bathroom  
Separate WC

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from both front and rear gardens.



LOT **78**

**6 Week Completion Available**  
**16 Laity Road, Troon, Camborne, Cornwall TR14 9EL**

\*Guide Price  
**£65,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating D**



LOT **79**

**105A Burns Road, Willesden,  
London NW10 4DU**

\*Guide Price  
**£220,000+**

**A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,020 Per Annum**

**Location**

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

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1986 (thus approximately **59 years unexpired**).

**Accommodation**

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

**Current Rent Reserved £19,020 per annum**



LOT **79A**

**Flat 10 Foley Hall, 58-60 London Road, Reading,  
Berkshire RG1 5AS**

\*Guide Price  
**£70,000+**

**A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £10,772 Per Annum**

**Location**

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

**Description**

The property comprises a second floor studio 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 £10,772.28 per annum.

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2008 (thus approximately **107 years unexpired**).

**Accommodation**

**Second Floor**  
Studio Room with Kitchenette  
Bathroom

**Note**

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

**EPC Rating D**



LOT **80**

**17A Tunley Road, Harlesden,  
London NW10 9JR**

\*Guide Price  
**£250,000+**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 26th September 2003 (thus approximately **76 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 station (Bakerloo line).

**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

**EPC Rating D**



LOT **80A**

**126C Ordnance Road, Enfield,  
Middlesex EN3 6BU**

\*Guide Price  
**£125,000-£155,000**

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

**Location**

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

**Description**

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

**Tenancy**

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

**EPC Rating D**

**Tenure**

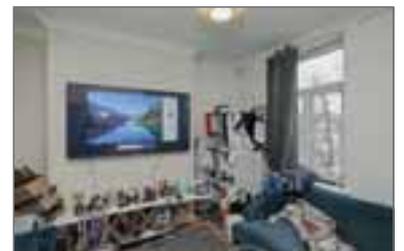
Leasehold. The property is held on a 99 year lease from 25th June 1985 (thus approximately **58 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from communal parking.



# LOT 81

**By Order of the LPA Receivers**  
**Flat 47 Bridgepoint Lofts, 6 Shaftesbury Road, Forest Gate, London E7 8PL**

\*Guide Price  
**£150,000+**

## 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 Plashet Park are within easy reach. Transport links are provided by Forest Gate underground station (Elizabeth line).

### Description

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

### Tenure

Leasehold. The property is held on a 125 year lease from 25th March 2003 (thus approximately **102 years unexpired**).

### Accommodation

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

### EPC Rating B



# LOT 82

**50 Edinburgh Road, Chatham, Kent ME4 5BZ**

\*Guide Price  
**£140,000+**

## 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



LOT **83**

**6 Week Completion Available**  
**2 Greenway Road, Bishops Lydeard, Taunton,**  
**Somerset TA4 3DD**

\*Guide Price  
**£120,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
 Freehold

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

**Description**  
 The property comprises a three bedroom semi detached house with C2 use 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 **84**

**28 Levett Road, Leatherhead,**  
**Surrey KT22 7EG**

\*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 Leatherhead Common are within easy reach. Transport links are provided by Leatherhead rail station and the M25 to the East.

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

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

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

**EPC Rating C**



# LOT 85

## 16 Cornwall Road, Gillingham, Kent ME7 1LP

\*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 The Strand Leisure Park 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.

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



# LOT 85A

## Flat 8, 4 Blackdown Close, East Finchley, London N2 8JF

\*Guide Price  
**£200,000-£265,000**

### A Vacant Second Floor One Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 125 year lease from 24th 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 Oak Road Green are within easy reach. Transport links are provided by East Finchley underground station (Northern line).

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

**Accommodation**  
**Second Floor**  
Reception Room  
Kitchen/Diner  
Bedroom  
Bathroom

**Loft**  
Storage

**Exterior**  
The property benefits from communal gardens and off street parking.

**EPC Rating** C



LOT **86**

**21 Bodmin Road, Sale,  
Cheshire M33 5JH**

\*Guide Price  
**£200,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of 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 **87**

**27 Kenelm Road, Coseley, Bilston,  
West Midlands WV14 9NY**

\*Guide Price  
**£120,000+**

**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 Silver Jubilee Park are within easy reach. Transport links are provided by Coseley rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating E**



LOT **88**

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

\*Guide Price  
**£150,000+**

**A Seventh Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £23,400 Per Annum (Reflecting a Gross Initial Yield of 15.6%)**

**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 **89**

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

\*Guide Price  
**£130,000+**

**A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £16,800 Per Annum (Reflecting a Gross Initial Yield of 12.9%)**

**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 90

8 Pine View, Platt, Sevenoaks, Kent TN15 8LA

\*Guide Price  
**£225,000+**

**A Vacant Three Bedroom End of Terrace House. Potential for Roof 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 King George's Field are within easy reach. Transport links are provided by Borough Green & Wrotham rail station and the M26.

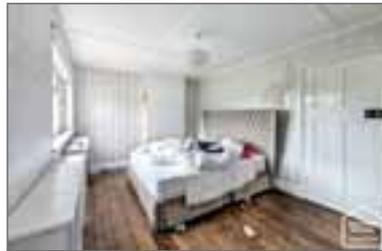
**Description**  
The property comprises a three bedroom end of terrace house arranged over ground and first floors.

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

**First Floor**  
Three Bedrooms

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

**EPC Rating C**



LOT 90A

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

\*Guide Price  
**£275,000+**

**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 91

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

\*Guide Price  
**£180,000-£215,000**

### A Sixth Floor Two Bedroom Penthouse 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**  
Open Plan Kitchen/Reception Room  
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 92

## 51 Woodland Avenue, Burgess Hill, West Sussex RH15 0PD

\*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 St George's Park are within easy reach. Transport links are provided by Wivelsfield rail station.

#### Description

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

#### Tenure

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
**G.I.A Approximately 67 sq m**

#### EPC Rating C



LOT 93

193 Carlton Avenue, Westcliff-on-Sea, Essex SS0 0QH

\*Guide Price  
**£50,000-£100,000**

**A Ground Floor One Room Flat Subject to a Guaranteed Rental Agreement Producing £10,020 Per Annum**

**Tenure**

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

**Location**

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

**Tenancy**

The property is subject to a guaranteed rental agreement at a rent of £835 per calendar month.

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a rear yard

**EPC Rating E**



LOT 94

74A Edgware Way, Edgware, Middlesex HA8 8JS

\*Guide Price  
**£150,000+**

**A Vacant First and Second Floor Three Bedroom Split Level Flat Potential to Convert into an HMO (Subject to Obtaining all Relevant Consents)**

**Location**

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

**Description**

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

**Note**

Buyers are advised that the property had previously been converted into 2 flats and that the freeholders issued legal proceedings against the owner for breaching the lease. The property has since been converted back into a single flat. Please refer to the legal pack for further information.

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1982 (thus approximately **56 years unexpired**).

**Accommodation**

**First Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**Second Floor**

Three Bedrooms  
Bathroom

**EPC Rating C**



# LOT 95

By Order of the LPA Receivers  
**Flat 152A Lauderdale Mansions, Lauderdale Road, Maida Vale, London W9 1NG**

\*Guide Price  
**£300,000+**

## 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 96

By Order of the LPA Receivers  
**130 Wellesley Court, Maida Vale, London W9 1RN**

\*Guide Price  
**£240,000+**

## 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 97

44 Hawthorn Road, Shelfield, Walsall,  
West Midlands WS4 1PD

\*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 Shelfield Park are within easy reach. Transport links are provided by Walsall 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  
WC  
Two Storage Rooms

**First Floor**  
Three Bedrooms  
Bathroom  
Separate WC

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



LOT 98

90 Tunnel Avenue, Greenwich,  
London SE10 0SD

\*Guide Price  
**£450,000+**

**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.

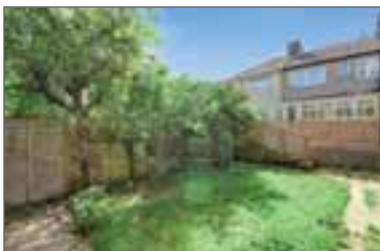
**Description**  
The property comprises a three bedroom mid terrace house arranged over ground and first floors.

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** C



**LOT 99**

**2 Lansdown Road, Bath,  
Avon BA1 5EE**

\*Guide Price  
**£600,000+**

**A Substantial Vacant Eight Room Grade II Listed Mid Terrace Building**

**Tenure**  
Freehold

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

**Description**  
The property comprises an eight room mid terrace building arranged over ground and three upper floors. The property requires a program of refurbishment.



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

**Raised Ground Floor**  
Room

**First Floor**  
Reception Room  
Kitchen

**Raised First Floor**  
Shower Room

**Second Floor**  
Two Rooms (one with an en-suite)

**Third Floor**  
Two Rooms  
Shower Room

**Approx GIA: 284 sq m (3,060 sq ft)**

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



**LOT 100**

**94 Great Meadow, Chorley,  
Lancashire PR7 1TB**

\*Guide Price  
**£90,000+**

**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 Astley Park are within easy reach. Transport links are provided by Chorley 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  
Separate WC

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

**EPC Rating D**



**LOT 100A** | 26 Newland Road, Worthing,  
West Sussex BN11 1JR

\*Guide Price  
**£100,000-£135,000**

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

**Location**

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

**Description**

The property comprises a ground and first floor two bedroom split level maisonette situated within a mid terrace building arranged over lower ground, ground and first floors.

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1987 (thus approximately **60 years unexpired**).

**Accommodation Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms



**LOT 101** | 42 Summerhill Way, Mitcham,  
Surrey CR4 2NJ

\*Guide Price  
**£130,000-£150,000**

**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 Figges Marsh are within easy reach. Transport links are provided by Mitcham Eastfields rail station.

**Description**

The property comprises a first floor one 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 99 year lease from 1st August 1990 (thus approximately **63 years unexpired**).

**Accommodation First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a parking space.



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

\*Guide Price  
**£75,000**

**A Vacant Third Floor Three Bedroom Flat**

**Tenure**

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

**Location**

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

**Description**

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

**Accommodation**

**Third Floor**  
Reception Room/Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a private balcony.

**Note**

Approximate G.I.A; 700 Sq Ft

**EPC Rating D**



**LOT 103** | **85 Bohemia Road, St. Leonards-on-Sea,  
East Sussex TN37 6RJ**

\*Guide Price  
**£150,000-£175,000**

**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and a First and Second Floor Two Bedroom Split Level Flat. Fully Let Producing £19,800 Per Annum (Reflecting a Gross Initial Yield of 13.2%)**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit and a first and second floor two bedroom split level flat benefitting from separate access at the rear.

**Accommodation**

**Ground Floor**  
Retail Unit

**First and Second Floor**

Two Bedroom Flat

**Exterior**

The property benefits from a rear yard

**Tenancy**

The retail unit is subject to a 10 year lease from 2022 at a rent of £700 per calendar month.

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



LOT **104**

By Order of the LPA Receivers  
**Steps Cottage, High Street, Stow on the Wold,  
 Cheltenham, Gloucestershire GL54 1DL**

\*Guide Price  
**£475,000+**

**A Two Bedroom End of Terrace House**

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by the A429.

**Description**  
 The property comprises a two bedroom end of terrace house arranged over ground and two upper floors. The property also benefits from a one bedroom self-contained flat located above the double garage.

**Note**  
 The property has not been inspected by Auction House London. All information has been compiled from a report supplied by the Receiver. We understand from the Receiver that the property is currently used as an airbnb.

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

**First Floor**  
 Bedroom  
 Bathroom

**Second Floor**  
 Bedroom

**Self-Contained Flat To The Rear**  
 Reception Room/Kitchen  
 Bedroom  
 Bathroom

**Exterior**  
 The property benefits from off-street parking and two garages.



LOT **105**

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

\*Guide Price  
**£70,000+**

**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 106

## 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 107

## Flat 6 Ireland Court, 19 Dering Road, Ashford, Kent TN24 8DB

\*Guide Price  
**£100,000+**

### A Vacant First Floor One Bedroom Flat

#### Tenure

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

#### Location

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

**EPC Rating C**

#### Description

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT **108**

**65 Twyford Road, Eastleigh,  
Hampshire SO50 4HH**

\*Guide Price  
**£250,000+**

**A Five Bedroom Semi Detached HMO Fully Let Producing  
£33,900 Per Annum (Reflecting a Gross Initial Yield of 13.5%)**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Communal Kitchen  
Two Letting Rooms  
Bathroom

**First Floor**

Three Letting Rooms  
Bathroom

**Exterior**

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

**Tenancy**

The property is subject to individual tenancies at a combined rent of £2,825 per calendar month.



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LOT **109**

By Order of the LPA Receivers  
**Hambridge Mill, Hambridge, Langport,  
 Somerset TA10 0BP**

**\*Guide Price  
 £675,000+**



**A Vacant Substantial Five Bedroom Detached House with Additional Outbuildings that Include 3 x Showroom and Offices and a Stable Block all Situated on a Plot of Land Measuring Approximately 6.03 Acres (24,406 sq m/ 262,713 sq ft).**

**Tenure**  
 Freehold

**Location**  
 The property is situated on a semi-rural setting close to the local village shops and amenities. There are numerous green open spaces close by. Transport links are provided by the A378.

**Description**  
 The site comprises a five bedroom detached house with numerous outbuildings. The property requires a program of refurbishment.

**Accommodation**  
**Mill House - Ground Floor**  
 Reception Room  
 Kitchen/Dining Area  
 Utility Room

**First Floor**  
 Two Bedrooms  
 Dressing Room  
 Bathroom

**Second Floor**  
 Three Bedrooms

**Exterior**  
 The property benefits from extensive gardens and outbuildings.

**Joint Auctioneers**



**Mill Cottage - Ground Floor**  
 Open Plan Reception/Kitchen  
 WC

**First Floor**  
 Five Rooms

**Garage Block adjoining Mill Cottage - Ground Floor**  
 Storage Area

**First Floor**  
 Storage Area

**Stable Block**  
 Storage/Showroom

**The Tower**  
 Showroom/storage premises on ground and three upper floors

**Hambridge**  
 Single storey with adjoining car parking area

**Approx GIA: 4,080 sq m (43,940 sq ft)**

**LOT 110** | **7 Upwick Road, Eastbourne, East Sussex BN20 8NA**

\*Guide Price  
**£230,000+**

**A Vacant Three Bedroom Detached House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** E



**LOT 111** | **4 Cross Street, Skegness, Lincolnshire PE25 3RH**

\*Guide Price  
**£40,000+**

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,960 Per Annum**

**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 for a term of 6 months commencing 22nd October 2019 at a rent of £580 per calendar month (Holding Over).

**Tenure**  
Freehold

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

**First Floor**  
Two Bedrooms

**Second Floor**  
Bedroom

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

**EPC Rating** C



LOT **112**

**21 St. Nicholas Road, Tillingham, Southminster,  
Essex CM0 7SQ**

\*Guide Price  
**£190,000+**

**A Vacant Three Bedroom Mid Terrace House. Planning has been Submitted for the Erection of a Single Storey 6m Rear Extension.**

**Description**

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

**Planning**

The following planning application has been submitted to Maldon Council (ref: 26/00029/PDE) on 16th January 2026 : 'Single storey rear extension which would extend beyond the rear wall of the original house by 6m, maximum height of 3.30m and the maximum height to the eaves of 3m.' 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 Montrose Park are within easy reach. Transport links are provided by Burnt Oak underground station (Northern line) and Hendon rail station.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



LOT **113**

**Flat 1 1 Upper Grove, South Norwood,  
London SE25 6JX**

\*Guide Price  
**£110,000+**

**A Raised Ground Floor Studio Flat Subject to a Lease Producing £10,440 Per Annum**

**Location**

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

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 99 year lease from 9th March 2018 (thus approximately **91 years unexpired**).

**Accommodation**

**Raised Ground Floor**  
Studio Room  
Kitchen  
Bathroom

**Tenancy**

The property is subject to a lease for a term of 5 years commencing 4th May 2022 at a rent of £870 per calendar month.



LOT 114

**Flat 8 Ivebridge House, 59 Market Street, Bradford, West Yorkshire BD1 1NE**

\*Guide Price  
**£10,000-£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 115

**34-36 High Street, Rushden, North Northamptonshire NN10 0PW**

\*Guide Price  
**£550,000+**

**A Mid Terrace Commercial Building Arranged to Provide a Retail Unit and a Gym Fully Let Producing a Combined £38,000 Per Annum (Rising to £58,000 Per Annum in May 2026 Which Would Reflect a Gross Initial Yield of 10.5%)**

**Tenure**

Freehold

**Description**

The property comprises a mid terrace commercial building arranged to provide a ground, part first and part second floor retail unit and a first floor gym.

**Exterior**

The property benefits from a large car park to the rear.

**EPC Rating D**

**VAT**

VAT is applicable

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Spencer Park are within easy reach. Nearby multiples include; Boots Pharmacy, B&M and Costa Coffee. Transport links are provided by Wellingborough rail station and the A6.

**Accommodation**

**Total G.I.A Approx 971 sq m**



**Accommodation & Tenancy Schedule**

Floor	Accommodation	Tenancy	Current Annual Rent
Ground, Part First, Part Second	Retail Unit	Let to Poundstretcher Ltd for a term of 10 years commencing 21st July 2023	£20,000 (Rising to £40,000 May 2026)
First	Gym	Let to Impact Training Club Ltd for a term of 5 years commencing 21st July 2023	£18,000

**LOT 115A** | **77 Winnock Road, Colchester, Essex C01 2BQ**

\*Guide Price  
**£140,000+**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** D



**LOT 116** | **Flat 33 Chiltern Lodge, Longwick Road, Princes Risborough, Buckinghamshire HP27 9EP**

\*Guide Price  
**£110,000+**

**A Vacant First Floor One Bedroom Flat**

**Tenure**  
Leasehold. The property is held on a 999 year lease from 28th June 2018 (thus approximately **992 years unexpired**).

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

**EPC Rating** B

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

**Exterior**  
The property benefits from off street parking and communal gardens.

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



LOT **117**

**Building to the Rear of 114 Greyhound Lane, Lambeth, London SW16 5RN**

\*Guide Price  
**£60,000-£80,000**

**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 **118**

**1247A Christchurch Road, Bournemouth, Dorset BH7 6BP**

\*Guide Price  
**£170,000+**

**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 **119**

**33 Boundary Road, Ramsgate,  
Kent CT11 7NE**

\*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 Boundary Park are within easy reach. Transport links are provided by Ramsgate 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 courtyard rear garden.

**EPC Rating** G



LOT **120**

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

\*Guide Price  
**£125,000+**

**A Thirteenth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £9,600 Per Annum**

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

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

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

**EPC Rating** E

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

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

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



**LOT 120A** | Flat 39 Gladstone House, Sadler Close, Mitcham, Surrey CR4 3EJ

\*Guide Price  
**£110,000+**

**A Second Floor One Bedroom Flat Let Producing £14,400 Per Annum (Reflecting a 13% Yield on Guide)**

**Tenure**

Leasehold. The property is held on a 125 year lease from 16th February 2023 (thus approximately **122 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom/WC  
Separate WC

**Exterior**

The block benefits from communal gardens and a private terrace.

**Tenancy**

The property is currently let at a rent of £1,200 per calendar month.

**Note**

The property is occupied and rent is being received. A copy of the tenancy agreement is not available.

**EPC Rating C**



**LOT 121** | Flat 1, 230 Kilburn High Road, Kilburn, London NW6 4JP

\*Guide Price  
**£100,000+**

**A First Floor Studio Flat Subject to a Lease Producing £17,232 Per Annum**

**Location**

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

**Description**

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

**Note**

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

**EPC Rating C**

**Tenure**

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

**Accommodation**

**First Floor**  
Studio Room  
Bathroom

**Tenancy**

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



# LOT 122

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

\*Guide Price  
**£40,000-£80,000**

## A Vacant Three Bedroom Semi Detached Bungalow

### Location

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

### Description

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

**EPC Rating D**

### Tenure

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

### Accommodation Ground Floor

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

### Exterior

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



# LOT 123

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

\*Guide Price  
**£80,000+**

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

### Tenure

Freehold

### Location

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

### Description

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

### Planning

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

### Proposed Accommodation Exterior Ground Floor

Reception Room with Open Plan Kitchen

### First Floor

Two Rooms  
Shower Room

### Note

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



LOT **124**

**Flat 5, 30 Campden Grove, Kensington, London W8 4JQ**

\*Guide Price  
**£600,000+**

**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 **125**

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

\*Guide Price  
**£120,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1956 (thus approximately **29 years unexpired**).

**Location**

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

**Description**

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

**EPC Rating F**

**Accommodation**

**Ground Floor**  
Through Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



# LOT 126

## 75 Westmere Drive, Mill Hill, London NW7 3HG

\*Guide Price  
**£125,000+**

### A First Floor One Bedroom Flat Believed to be Occupied Under a Tenancy

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1978 (thus approximately 51 years unexpired).

#### Location

The property is situated in a residential road close to local shops and amenities. The open spaces of Stoney Fields Park are within easy reach. Transport links are provided by Mill Hill Broadway rail station.

#### Description

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Tenancy

The property is believed to be subject to a Tenancy. Please refer to the legal pack for more information.

#### 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. No representations are made as to whether vacant possession will be available, nor are any representations made as to whether any rental income is collectable.



# LOT 127

## 27 Hardwicke Place, London Colney, St. Albans, Hertfordshire AL2 1PX

\*Guide Price  
**£100,000+**

### A Vacant Second Floor Two Room Flat

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Napsbury Park are within easy reach. Transport links are provided by Park Street rail station and the M25.

#### Description

The property comprises a second floor two room flat situated within a purpose built block 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 99 year lease from 25th December 1979 (thus approximately 54 years unexpired)

#### Accommodation

**Second Floor**  
Reception Room/Kitchen  
Two Rooms  
Bathroom



LOT **128**

**11 Lingwood, Bracknell,  
Berkshire RG12 7PW**

\*Guide Price  
**£185,000+**

**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 South Hill Park are within easy reach. Transport links are provided by Bracknell rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom  
Separate WC

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

**EPC Rating B**



LOT **129**

**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 **77 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 130

By Order of the LPA Receivers

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

\*Guide Price  
**£70,000+**

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

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a vacant detached unit.

**Note**

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

**Accommodation**

**Ground Floor**

Studio/Office  
Kitchen  
Shower Room

**Exterior**

The property benefits from a rear courtyard.



**Next auction: 22nd April & 23rd April**

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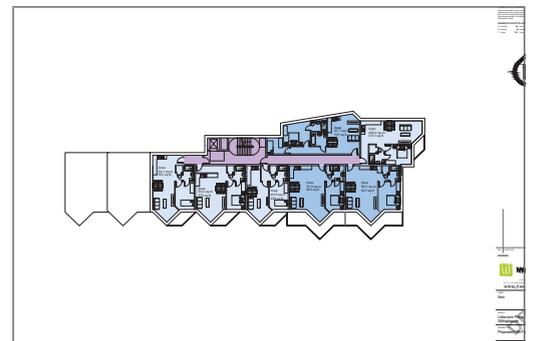
[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)



# LOT 130A

**Pumping Station, St Michaels Road, Sittingbourne, Kent ME10 1AX**

**\*Guide Price  
£685,000+**



**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 131

**Flat 5, 125-127 High Street, Brentwood, Essex CM14 4RX**

**\*Guide Price  
£190,000+**

### 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.

#### 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

#### 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**



# LOT 132

**Garage at 25 Bandley Rise, Stevenage, Hertfordshire SG2 9LS**

**\*Guide Price  
£5,000+**

### A Vacant Single Storey Lock Up Garage

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a single storey lock up garage.



LOT 133

**Garage at 19 Mayberry Close, Birmingham,  
West Midlands B14 4PX****\*Guide Price  
£1,000+****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 Daisy Farm Recreation Ground are within easy reach. Transport links are provided by Shirley rail station.

**Description**

The property comprises a single storey lock up garage.



LOT 134

**Garage to the Rear of 28 High Street, Stourport-on-Severn, Worcestershire DY13 8BE****\*Guide Price  
£10,000+****A Large Vacant Single Storey Garage****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a large single storey garage.



LOT **135**

**First and Second Floors, 29 High Street, Stourport on Severn, Worcestershire DY13 8BE**

\*Guide Price  
**£90,000+**

**A Vacant Grade II Listed First and Second Floor Four Bedroom Split Level Flat Potential to Create a Five Bedroom HMO (Subject to Obtaining all Relevant Consents)**

**Tenure**

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

**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. Plans have been drawn up to convert the property into a five bedroom HMO. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Location**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms

**Second Floor**

Two Bedrooms  
Bathroom



LOT **136**

**1 Evans Road, Lewisham, London SE6 1QG**

\*Guide Price  
**£160,000+**

**A Ground Floor Two Bedroom Flat**

**Location**

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

**Description**

The property comprises a ground floor two bedroom flat situated within a purpose built 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 29th July 2002 (thus approximately **101 years unexpired**).

**Accommodation**

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

**On the Instructions of**



LOT **137**

**8 Stoford Close, Wimbledon,  
London SW19 6TJ**

\*Guide Price  
**£215,000+**

**A Second Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating C**

**Tenure**

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

**Accommodation**

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

**Exterior**

The property benefits from a balcony.

**On the Instructions of**



LOT **138**

**Apartment 153 Peebles Court, 21 Whitestone Way,  
Croydon, Surrey CR0 4WN**

\*Guide Price  
**£150,000+**

**A Fourth Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 155 year lease from 1st January 2007 (thus approximately **135 years unexpired**).

**Accommodation**

**Fourth 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 **139**

**Flat 7 Hayesend House, Blackshaw Road, Tooting, London SW17 0DH**

\*Guide Price  
**£200,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 125 year lease from 21st July 1989 (thus approximately **88 years unexpired**).

**Accommodation**

**Second Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a balcony.



LOT **140**

**Flat 7 Magnum House, 164 London Road, Kingston upon Thames, Surrey KT2 6QW**

\*Guide Price  
**£160,000+**

**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 Fairfield Recreation Ground are within easy reach. Transport links are provided by Norbiton Station rail station.

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 150 year lease from 1st January 2005 (thus approximately **127 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 140A** | **Garage at Oakcroft Close, Pinner, Middlesex HA5 3TJ**

\*Guide Price  
**£10,000+**

**A Vacant Single Storey Lock Up Garage**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 141** | **43 Derbyshire Road, Partington, Manchester, Lancashire M31 4LE**

\*Guide Price  
**£100,000+**

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £8,580 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Note**

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

**EPC Rating D**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £8,580 per annum. We understand there may be potential to increase the rent.



LOT 142

21A Shirley Gardens, Hanwell,  
London W7 3PT

\*Guide Price  
**£220,000+**

**A First Floor Two Bedroom Flat Believed to be Subject to a Tenancy Producing £16,800 Per Annum**

**Tenure**

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

**Description**

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

**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. No representations are made as to whether vacant possession will be available, nor are any representations made as to whether any rental income is collectable.

**EPC Rating D**

**Location**

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

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Tenancy**

The property is believed to be subject to a Periodic Tenancy for a term of 12 months commencing June 2023 at a rent of £1,400 per calendar month. Please refer to the legal pack for more information.



LOT 143

Ground Floor Flat, 4 Lea Gardens, Wembley,  
Middlesex HA9 7SE

\*Guide Price  
**£135,000+**

**A Ground Floor Two Bedroom Flat**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of King Edward VII Park are within easy reach. Transport links are provided by Wembley Stadium 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 D**

**Tenure**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from access to a rear garden and a garage (22).

**On the Instructions of**



LOT **144**

**7 Wordsworth Road, Thatcham,  
Berkshire RG18 3FP**

\*Guide Price  
**£225,000+**

**A Vacant Five Room Mid Terrace House**

**Tenure**

Freehold

**Description**

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

**Location**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



LOT **145**

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

\*Guide Price  
**£80,000+**

**A Vacant Eighth Floor Two Room Flat**

**Location**

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

**Description**

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

**Note**

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

**EPC Rating E**

**Tenure**

Leasehold. The property is held on a 119 year lease from 5th September 1988 [thus approximately **81 years unexpired**].

**Accommodation**

**Eighth Floor**

Reception Room/Kitchen  
Two Rooms  
Bathroom



**Auction  
House  
LONDON**



Lots 146 - 230

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LOT **146**

By Order of the Executors  
**Flat 8 Park Lawn, Parchmore Road, Thornton Heath,  
 Surrey CR7 8HA**

\*Guide Price  
**£125,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1964 (thus approximately **37 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a garage.



LOT **147**

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

\*Guide Price  
**£150,000+**

**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 148

By Order of the Executors  
2 Willow Drive, West Winch, King's Lynn,  
Norfolk PE33 0NG

\*Guide Price  
**£115,000+**

### A Vacant Two Bedroom Semi Detached House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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



# LOT 149

By Order of the Executors  
101 Alexandra Road, Crosby, Liverpool,  
Merseyside L23 7TE

\*Guide Price  
**£200,000+**

### 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 Coronation Park are within easy reach. Transport links are provided by Blundellsands and Crosby rail station.

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

**EPC Rating** E

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

**First Floor**  
Four Bedrooms  
Bathroom

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



LOT **150**

By Order of the Executors  
**5 Green Avenue, Houghton Le Spring,  
 Tyne And Wear DH4 4SX**

\*Guide Price  
**£25,000+**

**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 Elba Park are within easy reach. Transport links are provided by Sunderland rail station.

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

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

**First Floor**  
 Two Bedrooms  
 Bathroom

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



LOT **151**

By Order of the Executors  
**13 Normanton Avenue, Bognor Regis,  
 West Sussex P021 2TU**

\*Guide Price  
**£200,000+**

**A Vacant Four Bedroom Detached House**

**Tenure**  
 Freehold

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

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

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

**First Floor**  
 Four Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from a rear garden and a number of out-houses forming as garages and off street parking.



LOT **152**

By Order of the Executors  
**90 Moresdale Lane, Leeds,  
West Yorkshire LS14 6TD**

\*Guide Price  
**£115,000+**

**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 Fearnville Playing Field are within easy reach. Transport links are provided by Cross Gates 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

**First Floor**  
Two Bedrooms  
Bathroom

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



LOT **153**

By Order of the Executors  
**9 Carcroft Road, Birmingham,  
West Midlands B25 8SU**

\*Guide Price  
**£150,000+**

**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 Oaklands Recreation Ground are within easy reach. Transport links are provided by Stechford 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

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



LOT **154**

By Order of the Executors  
**Country House, Oak House Lane, Freiston, Boston, Lincolnshire PE22 0PJ**

\*Guide Price  
**£100,000+**

**A Vacant Three Bedroom Detached House**

**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 A52 to the South.

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

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

**First Floor**  
 Three Bedrooms  
 Bathroom

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



LOT **155**

By Order of the Executors  
**Flat 2 Duncan Court, 5-7 Beach Road, Clacton-on-Sea, Essex C015 1UG**

\*Guide Price  
**£72,000+**

**A Vacant First Floor One Bedroom Flat**

**Tenure**  
 Leasehold. The property is held on a 999 year lease from 1st September 1973 (thus approximately **947 years unexpired** ).

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

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

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

**Exterior**  
 The property benefits from communal gardens and off street parking.



# LOT 156

By Order of the Executors  
**1A Bishops Mead, South Brent,  
Devon TQ10 9DJ**

\*Guide Price  
**£100,000+**

### 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 South Brent Recreation Ground are within easy reach. Transport links are provided by the A38.

#### Description

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

#### Tenure

Leasehold. The property is held on a 999 year lease from 8th May 1986 (thus approximately **959 years unexpired**).

#### Accommodation Ground Floor

Reception Room  
Kitchen  
Bedroom Bathroom

#### Exterior

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



# LOT 157

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

\*Guide Price  
**£125,000+**

### A Vacant Three Bedroom Detached Bungalow

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 **158**

By Order of the Executors  
**9 The Yews, Mere, Warminster,  
 Wiltshire BA12 6HT**

\*Guide Price  
**£60,000+**

**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 **159**

By Order of the Executors  
**50 Mount Pleasant Road, Wisbech,  
 Cambridgeshire PE13 3NE**

\*Guide Price  
**£75,000+**

**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

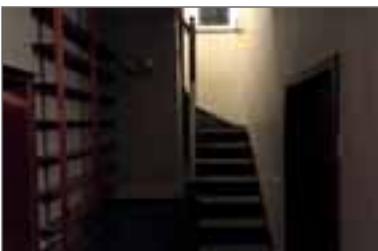
**First Floor**

Three Bedrooms

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating G**



LOT **160**

**30 Asquith Avenue, Scunthorpe,  
South Humberside DN17 4JH**

\*Guide Price  
**£80,000+**

**A Three Bedroom Semi Detached House. Offered with Vacant Possession**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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



LOT **160A**

**Flat 1111 100 Kingsway, North Finchley,  
London N12 0EN**

\*Guide Price  
**£160,000+**

**An Eleventh Floor One Bedroom 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 Woodside Park underground station (Northern line).

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

**EPC Rating B**

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

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

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

**On the Instructions of**



**LOT 161** | **22 Park Street, Alfreton,  
Derbyshire DE55 7JE**

\*Guide Price  
**£60,000-£90,000**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



**LOT 162** | **58 Crown Street, Stowmarket,  
Suffolk IP14 1HY**

\*Guide Price  
**£85,000-£110,000**

**A Vacant Two Bedroom Detached House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Two Bedrooms

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

**EPC Rating** E



# LOT 163

## Cherry Trees, Gill End, Brothertoft, Boston, Lincolnshire PE20 3ST

\*Guide Price  
**£90,000-£125,000**

### A Vacant Two Bedroom Detached House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by the B1192 to the East.

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

**EPC Rating** F

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Study  
Sun Room

**First Floor**  
Two Bedrooms  
Bathroom

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



# LOT 164

## 14 Leagate Road, Gipsey Bridge, Boston, Lincolnshire PE22 7BU

\*Guide Price  
**£75,000-£95,000**

### A Vacant Two Bedroom Detached Bungalow

**Tenure**  
Freehold

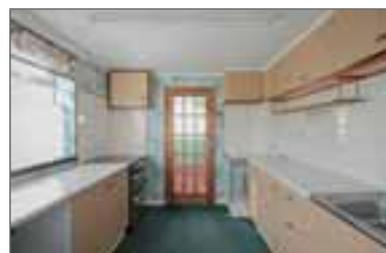
**Location**  
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by Boston rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Separate WC

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

**EPC Rating** F



LOT **165**

**13 Dovedale Avenue, Willenhall,  
West Midlands WV12 4NA**

\*Guide Price  
**£100,000+**

**A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £12,600 Per Annum**

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1956 (thus approximately **32 years unexpired**)

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,050 per calendar month

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
WC

**Exterior**

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

**Note**

**The seller has begun the process to secure a vesting order and extend the lease. The rights of which will be assigned to the buyer. Please refer to the legal pack for more information.**

**EPC Rating D**



LOT **166**

**24 Alexandra Road, Blackpool,  
Lancashire FY1 6BU**

\*Guide Price  
**£275,000+**

**A Vacant Mid Terrace Building Arranged as an Eighteen Bedroom Hotel with a Three Bedroom House to the Rear**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use 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 mid terrace building arranged as an eighteen bedroom hotel arranged over lower ground, ground and two upper floors, with a three bedroom house to the rear.

**Accommodation**

**Lower Ground Floor**

2 x Private Bedrooms  
Bathroom

**Exterior**

The property benefits from secure parking spaces.

**Ground Floor**

Reception Room  
Dining Room  
Kitchen  
Bar/Lounge Area  
Games Room  
Utility Room

**First Floor**

9 x Letting Rooms (7 En-Suites, 2 part En-Suites)  
Shared Shower Room

**Second Floor**

9 x Letting Rooms (8 En-Suites, 1 part En-Suite)  
Bathroom

**House to the Rear**

**Ground Floor**

Reception Room with Open-Plan  
Kitchen  
Shower Room

**First Floor**

Three Bedrooms  
Bathroom



LOT **167**

**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 benefit 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 **168**

**21 Boston Street, Peterlee,  
County Durham SR8 3SL**

\*Guide Price  
**£27,000+**

**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 **169**

**Flat 8, 24 Beaconsfield Street, Hartlepool, Cleveland TS24 0NX**

\*Guide Price  
**£15,000+**

**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 **170**

**5 Livingstone Road, Blackpool, Lancashire FY1 4DQ**

\*Guide Price  
**£90,000+**

**A Vacant Mid Terrace Ten Bedroom Hotel with a One Bedroom Flat**

**Location**

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

**Description**

The property comprises a mid terrace ten bedroom hotel with a one bedroom flat arranged over ground and two upper floors.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Lobby Area  
One Bedroom Flat

**First Floor**

Five Bedrooms (All with En-Suites)

**Second Floor**

Five Bedrooms (All with En-Suites)



LOT **171**

**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 £100.

**EPC Rating E**

**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**



LOT **172**

**Flat 19 Cameford Court, New Park Road, Streatham Hill, London SW2 4LH**

\*Guide Price  
**£155,000+**

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

**Description**

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

**EPC Rating C**

**Tenure**

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

**Accommodation**

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

**On the Instructions of**



LOT **173**

**34 Clyffe Pypard, Swindon, Wiltshire SN4 7PY**

\*Guide Price  
**£130,000+**

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

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms

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

**EPC Rating** E



LOT **174**

**53-55 St. Catherine Street, Ventnor, Isle Of Wight P038 1HG**

\*Guide Price  
**£60,000+**

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

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

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

**Proposed Accommodation**  
**Each house will consist of**  
**Ground Floor**  
Reception Room  
Kitchen  
WC

**First Floor**  
Two Bedrooms  
Bathroom

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



LOT **175**

**123 Westminster Road, Liverpool,  
Merseyside L4 4LW**

\*Guide Price  
**£180,000+**

**An End of Terrace Building Arranged to Provide Five Studio Flats Fully Let Producing £30,000 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from the 25th March 1894 (thus approximately 868 years unexpired).

**Location**

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

**Description**

The property comprises an end of terrace building arranged to provide five studio flats over ground and two upper floors.

**Tenancy**

The property is subject to a individual tenancies at a combined rent of £2,500 per calendar month.

**Accommodation**

**Ground Floor**  
Studio Flat

**First Floor**  
Two Studio Flats

**Second Floor**  
Two Studio Flats

**Exterior**

The property benefits from a rear garden.

**Note**

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

**EPC Rating E**



LOT **176**

**24 Pockeridge Road, Corsham,  
Wiltshire SN13 9SB**

\*Guide Price  
**£100,000+**

**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 Katherine Park Field are within easy reach. Transport links are provided by Melksham 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. We understand the property is of non-standard construction.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



LOT **177**

**6 Cross Street, Skegness,  
Lincolnshire PE25 3RH**

\*Guide Price  
**£40,000+**

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £7,500 Per Annum**

**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 for a term of 6 months commencing 19th October 2023 at a rent of £625 per calendar month (Holding Over).

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Second Floor**

Bedroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating C**



LOT **178**

**67 Cumberland Road, Reading,  
Berkshire RG1 3JT**

\*Guide Price  
**£200,000+**

**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 King's Meadow are within easy reach. Transport links are provided by Reading rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Rooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating F**



# LOT 179

**43 Innes Road, Horsham,  
West Sussex RH12 4JQ**

\*Guide Price  
**£230,000+**

## 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 Horsham Park are within easy reach. Transport links are provided by Littlehaven rail station.

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

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

**First Floor**  
Four Bedrooms

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

**EPC Rating** C



# LOT 180

**Land at Spital Heath, Dorking,  
Surrey RH4 1QG**

\*Guide Price  
**£90,000+**

## A Plot of Land Measuring Approximately 309 sq m (3,326 sq ft)

**Tenure**  
Freehold

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

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

**Description**  
The lot comprises a plot of land measuring approximately 309 sq m (3,326 sq ft). Plans have been drawn up for the erection of a two storey dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



**LOT 180A** | 0.47 Acres of Land at Downe Road, Keston, Kent BR2 6AD

\*Guide Price  
**£16,000+**

**A Plot of Land Measuring Approximately 0.47 Acres / 1,902 sq m (20,473 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.47 Acres / 1,902 sq m (20,473 sq ft).

**Note**

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



**LOT 181** | Land at Pinewood, Burton Road, Repton, Derby, Derbyshire DE65 6FN

\*Guide Price  
**£30,000+**

**A Plot of Land Measuring Approximately 0.48 Acres / 1,942 sq m (20,904 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.48 Acres / 1,942 sq m (20,904 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 182

## Land at Warrington Place, Lower Luton Road, St. Albans, Hertfordshire AL4 8HQ

\*Guide Price  
**£29,000+**

**A Plot of Land Measuring Approximately 0.25 Acres / 1,012 sq m (10,893 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.25 Acres / 1,012 sq m (10,893 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 183

## 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 184** | **11 Barossa Street, Perth,  
Perth and Kinross PH1 5NR**

\*Guide Price  
**£25,000-£50,000**

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Office Room  
Kitchen  
WC's

**First Floor**

Office Room

**Planning**

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



**LOT 185** | **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 **186**

**Apartment 220 2 Moorfields, Liverpool,  
Merseyside L2 2BS**

\*Guide Price  
**£20,000-£40,000**

**A First Floor Studio Flat Subject to an Assured Shorthold  
Tenancy Producing £8,100 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.

**Accommodation**

**First Floor**  
Studio Room  
Kitchen  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £675 per calendar month.

**Note**

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



LOT **187**

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

\*Guide Price  
**£1,000+**

**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 **188**

**Garage to the Rear of 68 Southcote Avenue, Feltham, Middlesex TW13 4EG**

\*Guide Price  
**£10,000+**

**A Vacant Single Storey Lock Up Garage**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a single storey lock up garage.



LOT **189**

**Garage at 17 West Way, Wick, Littlehampton, West Sussex BN17 7LY**

\*Guide Price  
**£3,000+**

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

**Description**  
The property comprises a single storey lock up garage.



# LOT 190

## Land at St James Road, East Grinstead, West Sussex RH19 1DL

\*Guide Price  
**£200,000+**

**A Plot of Land Measuring Approximately 699 sq m (7,523 sq ft). Offered With Planning Permission for the Erection of 3 x Two Bedroom Houses. Further Plans have been Drawn up for the Erection of a Fourth House.**

**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 East Grinstead rail station.

**Description**  
The lot comprises a plot of land measuring approximately 699 sq m (7,523 sq ft).

**Planning**  
Mid Sussex District Council granted the following planning permission (ref: M/23/0026) on 29th June 2023: 'Erection of 3no. two-bedroom terraced houses with associated amenity space'. Further plans have been drawn up but not submitted to erect a fourth house on the site.

**Proposed Accommodation Each House Will Consist Of:**  
**Ground Floor**  
Reception Room with Open-Plan Kitchen  
WC

**First Floor**  
Two Bedrooms  
Bathroom

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



# LOT 191

## Land at Broadmead Court, Broadmead Road, Send, Surrey GU23 7AA

\*Guide Price  
**£35,000+**

**A Plot of Land Measuring Approximately 0.45 Acres / 1,821 sq m (19,601sq ft)**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 0.45 Acres / 1,821 sq m (19,601sq ft).

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



**LOT 192** | **198-200 Luton Road, Chatham, Kent ME4 5BP**

\*Guide Price  
**£10,000-£20,000**

**A Block of Four Flats (All Sold Off) Situated on a Plot of Land Measuring Approximately 221 sq m (2,377 sq ft)**

**Location**

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

**Description**

The lot comprises a block of four flats (all sold off) situated on a plot of land measuring approximately 221 sq m (2,377 sq ft).

**Tenancy**

All four flats are sold off on long leases. Please refer to the legal pack for further information.

**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 193** | **Land Adjacent to 19 Roslyn Way, Houghton Regis, Dunstable, Bedfordshire LU5 6JX**

\*Guide Price  
**£10,000-£20,000**

**A Plot of Land with Associated Roadways Measuring Approximately 4,614 sq m (49,664 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a plot of land with associated roadways measuring approximately 4,614 sq m (49,664 sq ft).

**Note**

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



# LOT 194

## Parking Space at 4 Poultney Close, Radlett, Hertfordshire WD7 9JH

\*Guide Price  
**£5,000+**

### A Vacant Single Parking Space

#### Tenure

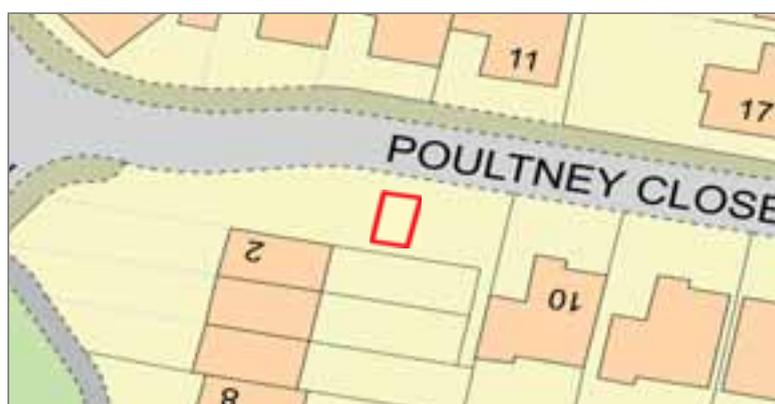
Freehold

#### Location

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

#### Description

The property comprises a vacant parking space.



# LOT 195

## Land at Porspoder Place, Cawsand, Torpoint, Cornwall PL10 1NZ

\*Guide Price  
**£30,000+**

### A Plot of Land Measuring Approximately 364 sq m (3,918 sq ft). The Land has Lapsed Planning Permission for the Erection of Two Flats.

#### Tenure

Freehold

#### Location

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

#### Planning

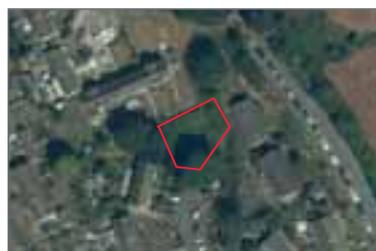
Cornwall Borough Council previously granted the following planning permission (ref: PA20/00061) on 13th January 2020 : 'The construction of 2 no. one and a half bedroom apartments, with associated parking and amenity'. Planning has now lapsed.

#### Description

The lot comprises a plot of land measuring approximately 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 **196**

**Land at Bond Street, Trowbridge, Wiltshire BA14 0AT**

\*Guide Price  
**£20,000+**

**A Plot of Land Measuring Approximately 133 sq m (1,431 sq ft)**

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Town Park are within easy reach. Transport links are provided by Trowbridge 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 133 sq m (1,431 sq ft). Plans have been drawn up for the erection of a one bedroom dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT **197**

**Land off Northampton Road, Cosgrove, Milton Keynes, Buckinghamshire MK19 7BB**

\*Guide Price  
**£20,000-£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 198

## Land Adjacent to 24 Hilltop Way, Salisbury, Wiltshire SP1 3QY

\*Guide Price  
**£10,000-£30,000**

### A Plot of Land Measuring Approximately 432 sq m (4,956 sq ft)

#### 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.

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 432 sq m (4,956 sq ft). Plans have been drawn up for the erection of a two bedroom dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



# LOT 199

## Land Adjacent to 35 Ockham Drive, Orpington, Kent BR5 3DT

\*Guide Price  
**£10,000+**

### A Plot of Land Measuring Approximately 161 sq m (1,734 sq ft)

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Watermeadows are within easy reach. Transport links are provided by Sidcup 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 161 sq m (1,734 sq ft). Plans have been drawn up for the erection of a two bedroom dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 200

Land at Green Lane, Warlingham, Surrey CR6 9EE

\*Guide Price  
£15,000-£35,000

A Plot of Land Measuring Approximately 472 sq m (5,080 sq ft)

**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 measuring approximately 472 sq m (5,080 sq ft). Plans have been drawn up for the erection of a 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.

**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 200A

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

\*Guide Price  
£15,000+

A Plot of Land Measuring Approximately 155 sq m (1,675 sq ft)

**Tenure**

Freehold

**Description**

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

**Location**

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

**Note**

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



# LOT 201

## Land Behind 1 Smythe Gardens, Station Road, Sway, Hampshire SO41 6BF

\*Guide Price  
**£10,000-£20,000**

### 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 202

## Land at Bloomsbury Close, Freshbrook, Swindon, Wiltshire SN5 8PG

\*Guide Price  
**£10,000-£30,000**

### 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 203

Land to the Rear of 11 & 13 Aylesbury Drive, Great Notley, Braintree, Essex CM77 7AW

\*Guide Price  
£10,000-£20,000

**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 204

Garage to the Rear of 64 Hazel Tree Road, Watford, Hertfordshire WD24 6RQ

\*Guide Price  
£8,000+

**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 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 single storey lock up garage.



# LOT 205

## Garage 10 Hilltop Court, Grange Road, Selhurst, London SE19 3BX

\*Guide Price  
**£3,000-£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 205A

## 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 206

## Land on Tollwood Road Rear of 64 Hilders Farm Close, Crowborough, East Sussex TN6 2XJ

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 1,065 sq m (11,4560 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The land comprises a plot of land measuring approximately 1,065 sq m (11,4560 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

## Land on the West Side Of Forge Road, Llangynidr, Crickhowell NP8 1LX

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 274 sq m (2,954 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Talybont Reservoir are within easy reach. Transport links are provided by Ebbw Vale Town rail station.

**Description**

The lot comprises a plot of land measuring approximately 274 sq m (2,954 sq ft).

**Note**

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



# LOT 208

## Land Adjacent to 1 Stocks Close, Buckingham, Buckinghamshire MK18 3GA

\*Guide Price  
**£1,000+**

### A Plot of Land Measuring Approximately 67 sq m (723 sq ft)

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Verney Road Play Area are within easy reach. Transport links are provided by Bletchley rail station.

**Description**  
The lot comprises a plot of land measuring approximately 67 sq m (723 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 209

## Land Adjacent to 9 Corinium Gate, St. Albans, Hertfordshire AL3 4HX

\*Guide Price  
**£1,000+**

### A Plot of Land Measuring Approximately 252 sq m (2,715 sq ft)

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Verulamium Park are within easy reach. Transport links are provided by St Albans Abbey rail station.

**Description**  
The lot comprises a plot of land measuring approximately 252 sq m (2,715 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 210

**Land at Broom Road CR0 8NG & Fieldway, Croydon, Surrey CR0 9DX**

\*Guide Price  
**£1,000+**

**Various Parcels of Land Measuring Approximately 265 sq m (2,852 sq ft)**

**Tenure**

Freehold

**Location**

The plots are situated on a residential road close to local shops and amenities. There are numerous open spaces that are within easy reach. Transport links are provided by West Wickham rail station.

**Description**

The lot comprises various parcels of land measuring approximately 265 sq m (2,852 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 211

**6 Week Completion Available  
20 Edgington Road, Streatham, London SW16 5BS**

\*Guide Price  
**Sold Prior**

**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.

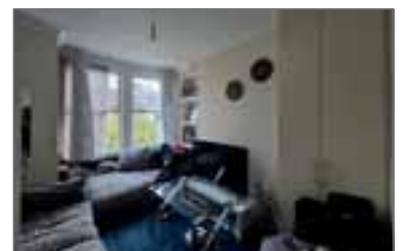
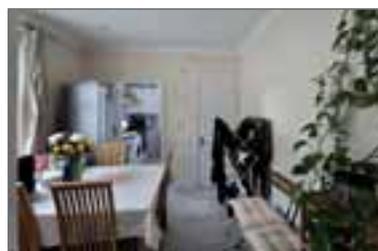
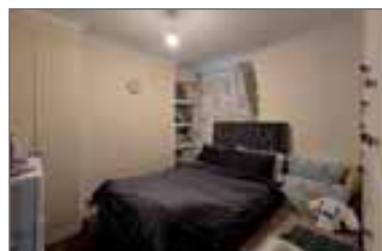
**Accommodation**

**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 212**

**Corner Cottage, North Halls, Binbrook, Market Rasen, Lincolnshire LN8 6DQ**

\*Guide Price  
**Sold Prior**

**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 213**

**Apartment 118, 2 Moorfields, Liverpool, Merseyside L2 2BS**

\*Guide Price  
**Sold Prior**

**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.

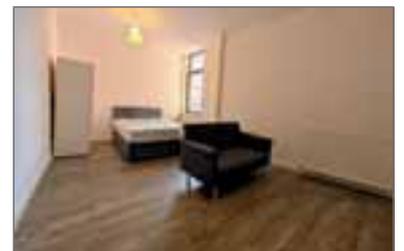
**Description**  
The property comprises a first floor studio flat situated within a purpose built building arranged over ground and four upper floors.

**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.



**LOT 214**

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

\*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 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 215**

**Flat 26 Garden Court, 70 Station Road, West Drayton,  
 Middlesex UB7 7FA**

\*Guide Price  
**Sold Prior**

**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 216** | **79 Fox Street, Warrington, Cheshire WA5 1NZ**

\*Guide Price  
**Sold Prior**

**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 217** | **By Order of the Executors 50 Orchard Close, Radlett, Hertfordshire WD7 8DN**

\*Guide Price  
**Sold Prior**

**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.

**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 **218**

**24 Bushey Road, Merton,  
London SW20 8EE**

\*Guide Price  
**Sold Prior**

**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 **219**

**Second Floor, 18 Northgate, Darlington,  
County Durham DL1 1NR**

\*Guide Price  
**Sold Prior**

**Vacant Second Floor Ancillary Space. Potential for Development or Change of Use to Residential (Subject to Obtaining all Relevant Consents)**

**Tenure**

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

**Location**

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

**Description**

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

**Accommodation**

**Second Floor**  
Ancillary Space  
G.I.A Approximately 1,272 sq ft

**EPC Rating D**



LOT 220

226 Rodenhurst Road, Clapham,  
London SW4 8AL

\*Guide Price  
**Sold Prior**

**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 221

95 Sutton Lane, Hounslow,  
Middlesex TW3 4LE

\*Guide Price  
**Sold Prior**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 198 year lease from 25th March 1965 (thus approximately **137 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**Exterior**

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



LOT **222**

**Flat 1, 464 Uxbridge Road, Shepherd's Bush, London W12 0NT**

\*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 Wendell Park are within easy reach. Transport links are provided by Wood Lane underground station (Circle line) and Shepherd's Bush rail station.

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 1988 (thus approximately **87 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a private rear garden and residents parking.



LOT **223**

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

\*Guide Price  
**Sold Prior**

**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 224

## 159 Central Drive, Blackpool, Lancashire FY1 5ED

\*Guide Price  
**Sold Prior**

**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 225

## Apartment 149 Centenary Mill Court, New Hall Lane, Preston, Lancashire PR1 5JH

\*Guide Price  
**Sold Prior**

**A Vacant First Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2004 (thus approximately 102 years unexpired).

**Location**

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

**Description**

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

**Note**

The seller has advised that the property has a potential rental income of £700 pcm (£8,400 per annum).

**Accommodation**

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

**Exterior**

The property benefits from an allocated parking space.



LOT **226**

**257A Wick Road, Hackney,  
London E9 5DG**

\*Guide Price  
**Sold Prior**

**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 **227**

**6 Week Completion Available**  
**34 Fettleline Road, Irthlingborough, Wellingborough,  
Northamptonshire NN9 5XF**

\*Guide Price  
**Sold Prior**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Note**

6 week completion

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Utility Room  
Store Room

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



**LOT 228**

**193 Coronation Avenue, Keynsham, Bristol,  
Avon BS31 2QJ**

\*Guide Price  
**Sold Prior**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** C



**LOT 229**

**Flat 22 Miller Heights, 43-51 Lower Stone Street,  
Maidstone, Kent ME15 6LN**

\*Guide Price  
**Sold Prior**

**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.

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



**LOT 230**

**Heronview, Land at Peterbrook Road, Shirley, Solihull, West Midlands B90 1DZ**

\*Guide Price  
**Sold Prior**

**A Plot of Land Measuring Approximately 0.20 Acres / 809 sq m (8,708 sq ft)**

**Location**

The land 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 Whitlocks End rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.20 Acres / 809 sq m (8,708 sq ft).

**Note**

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



**Next auction: 22nd April & 23rd April**

We're now taking entries for this auction.

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

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

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

### APPROVED FINANCIAL INSTITUTION

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

### ARREARS

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

### ARREARS SCHEDULE

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### CATALOGUE

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

### COMPLETION

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

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION: a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or

b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### FINANCIAL CHARGE

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

### GENERAL CONDITIONS

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

### INTEREST RATE

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

### LOT

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

### OLD ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### READY TO COMPLETE

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

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

### AUCTION CONDUCT CONDITIONS

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

### A1

### INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

### A1.2

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

### A2

### A2.1

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

### OUR ROLE

- As agents for each SELLER we have authority to
- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - offer each LOT for sale;
  - sell each LOT;
  - receive and hold deposits;
  - sign each SALE MEMORANDUM; and
  - 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

OUR decision on the conduct of the AUCTION is final.

### A2.3

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.

### A2.4

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

### BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain why. If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

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

### 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

### THE PARTICULARS AND OTHER INFORMATION

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

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

### 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.

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

### THE CONTRACT

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

### 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). YOU must before leaving the AUCTION

- 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);

- sign the completed SALE MEMORANDUM; and
- pay the deposit.

If YOU do not WE may either

- 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

- sign the SALE MEMORANDUM on YOUR behalf.

### A5.5

The deposit

- 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);

- 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;

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

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

# Common Auction Conditions (Edition 4)

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	the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.				
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.				
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.				
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.				
<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 disapplied 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>				
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.				
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.				
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.				
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.				
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.				
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.				
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.				
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.				
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.				
<b>G2</b>	<b>DEPOSIT</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).				
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.				
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.				
<b>G3</b>	<b>BETWEEN CONTRACT AND COMPLETION</b>				
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage 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.				
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).				
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.				
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.				
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.				
<b>G4</b>	<b>TITLE AND IDENTITY</b>				
G4.1	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.				
G4.2	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.				
G4.3	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. 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.				
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.				
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.				
G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.				
<b>G5</b>	<b>TRANSFER</b>				
G5.1	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.				
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.				
G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.				
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>G6</b>	<b>COMPLETION</b>				
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.				
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.				
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.				
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.				
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.				
G6.6	Where applicable the CONTRACT remains in force following COMPLETION.				
<b>G7</b>	<b>NOTICE TO COMPLETE</b>				
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.				
G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: (a) terminate the CONTRACT; (b) claim the deposit and any interest on it if held by a stakeholder; (c) forfeit the deposit and any interest on it; (d) resell the LOT; and (e) claim damages from the BUYER.				
G7.3	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: (a) terminate the CONTRACT; and (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.				
<b>G8</b>	<b>IF THE CONTRACT IS BROUGHT TO AN END</b>				
	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.				
<b>G9</b>	<b>LANDLORD'S LICENCE</b>				
G9.1	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.				
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").				
G9.3	The SELLER must				
G9.4					

# Common Auction Conditions (Edition 4)

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	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and		tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and		
	(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.		
G9.5	The BUYER must promptly			G15.5	COMPLETION. The BUYER confirms that after COMPLETION the BUYER intends to
	(a) provide references and other relevant information; and				(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) comply with the landlord's lawful requirements.	G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.		(b) collect the rents payable under the TENANCIES and charge VAT on them.
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.			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.
<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.		
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:		
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	G12.3	(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>
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	<b>G13</b>	<b>RENT DEPOSITS</b>	G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
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.	G16.2	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.
<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.	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
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. 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:	G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G11.1	"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	(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.	<b>G17</b>	<b>MAINTENANCE AGREEMENTS</b>
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.			G17.1	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.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.			G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
Part 2 - BUYER to pay for ARREARS				<b>G18</b>	<b>LANDLORD AND TENANT ACT 1987</b>
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of 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.
G11.5	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.			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.
G11.6	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>G19</b>	<b>SALE BY PRACTITIONER</b>
Part 3 - BUYER not to pay for ARREARS				G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS			G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
	(a) so state; or			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.
	(b) give no details of any ARREARS.			G19.4	The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order; (e) not without the consent of the SELLER release any	<b>G14</b>	<b>VAT</b>		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.
		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.		The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
		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.	<b>G20</b>	<b>TUPE</b>
		<b>G15</b>	<b>TRANSFER AS A GOING CONCERN</b>	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.
		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.	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.
		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.		
		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. 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		

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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.
<b>G21 ENVIRONMENTAL</b>	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.		Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
G21.1	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.
G21.2	The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.	G24.4	Following COMPLETION the BUYER must:
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
<b>G22 SERVICE CHARGE</b>	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
G22.1	No apportionment is to be made at COMPLETION in respect of service charges.		(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
G22.2	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	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
G22.3	(a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant;	<b>G25 WARRANTIES</b>	Available warranties are listed in the SPECIAL CONDITIONS. Where a warranty is assignable the SELLER must:
G22.4	(c) any amounts due from a tenant that have not been received;	G25.1	(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25.2	(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.
	In respect of each TENANCY, if the service charge account shows:	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
	(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or		(a) hold the warranty on trust for the BUYER; and
	(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;		(b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	<b>G26 NO ASSIGNMENT</b>	The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
G22.5	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>G27 REGISTRATION AT THE LAND REGISTRY</b>	This CONDITION G27 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:
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:	G27.1	(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and		(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
	(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.	G27.2	(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
<b>G23 RENT REVIEWS</b>	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.		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:
G23.1	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.		(a) apply for registration of the TRANSFER;
G23.2	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.	<b>G28 NOTICES AND OTHER COMMUNICATIONS</b>	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.
G23.3	The SELLER must promptly:	G28.1	A communication may be relied on if:
	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and	G28.2	(a) delivered by hand; or
	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.		(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
G23.4	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.	G28.3	(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
G23.5	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.		A communication is to be treated as received:
G23.6	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.	G28.4	(a) when delivered, if delivered by hand; or
G23.7	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		(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.
G23.8	<b>TENANCY RENEWALS</b>		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.
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	<b>G29 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.

<b>1</b>	<b>The Deposit</b>
1.1	General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
1.2	A5.5a. The Deposit:
	(a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer
	(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
<b>2</b>	<b>Buyer's Administration Charge</b>
2.1	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.
<b>3</b>	<b>Extra Auction Conduct Conditions</b>
3.1	Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

### MONEY LAUNDERING REGULATIONS

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

#### What the new regulations mean for you as a bidder or buyer at the auction:

- In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
- In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
- In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
- If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
- Your ID will be kept on file for 5 years and will we 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.

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# 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

5 Hampstead Gate, 1a Frognal

Hampstead, London NW3 6AL

020 7625 9007

[info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk)

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

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