

**NEW LOTS
ADDED!**

**Auction
House
LONDON**

TWO DAY AUCTION

27th & 28th May 2026

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**



May 2026

Wednesday 27th May

Commencing at 9.30am

Thursday 28th May

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 13th May

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

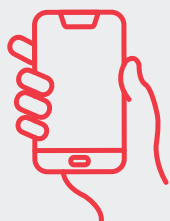
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**# extracting
every last BID**

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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

The Catalogue: Details of the properties and land to be sold are set out in the catalogue and on the website 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

Meet the Team

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



Jamie Royston
Co-Founder & CEO



Andrew Binstock
Co-Founder & Auctioneer



Jordan Phillips
Associate Director



Jamie Weir
Associate Director & Auctioneer



Alice Chemla
Operations Director



Puja Rawal
Senior Auction Specialist



Joe Labelda
Auction Specialist



Noah Meranda
Auction Specialist



Zac Morrow
Compliance Manager & Auctioneer



Georgia Head
PA to Andrew Binstock & Head of Timed Auctions



Amber Lloyd-Jones
New Business Development



Ella Goldstein
New Business Development



Olivia Collins
Sales Support Team Leader



Max Smith
Sales Support



Oliver Smith
Auction Support Executive



Lex Woolf
Sales Support



Amy O'Grady
Compliance Administrator



Bo Nathan
Auction Support Executive

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



OUR 2026 AUCTION SCHEDULE

Wednesday **13th May**

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
February

Lots Offered

288

Lots Sold

219

Total Raised

£50M

Our figures for
March

Lots Offered

253

Lots Sold

183

Total Raised

£36M

Our figures for
April

Lots Offered

276

Lots Sold

178

Total Raised

£30M

Our total figures for 2025 are



2,428

Lots Offered



1,636

Lots Sold



£311 million

Total Raised

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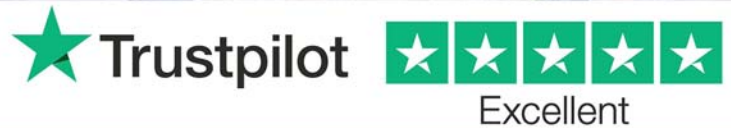
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Buying at Auction

**Auction
House
LONDON**

I am interested in a lot...

Want to book a viewing?

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

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

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

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

How do I watch the Auction live?

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





Lots 1 - 160

Next Page >>>

LOT 1

8 Week Completion Available or Earlier if Required
4 Ridge Lea, Hemel Hempstead,
Hertfordshire HP1 2AY

*Guide Price
£300,000+

A Vacant Three Bedroom Semi Detached House with a Garage to the Side. A Planning Application has been Submitted for a 6 Meter Rear Extension, a Two Storey Side Extension and a Permitted Development Application for Loft, First Floor and Rear Extensions.

Description

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

Planning

A Planning Application has been Submitted for a 6 Meter Rear Extension, a Two Storey Side Extension and a Permitted Development Application for Loft, First Floor and Rear Extensions. 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 Northridge Park are within easy reach. Transport links are provided by Hemel Hempstead rail station.

Accommodation

Ground Floor
 Reception Room
 Kitchen

First Floor

Three Bedrooms
 Bathroom

Exterior

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

EPC Rating D



LOT 2

Flat D 23 Portnall Road, Maida Vale,
London W9 3BA

*Guide Price
£160,000+

A Vacant Second Floor Studio Flat

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1987 (thus approximately **86 years unexpired**).

Location

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

Description

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

Accommodation

Second Floor
 Studio Room
 Kitchen
 Bathroom

EPC Rating E



LOT 3

6 Week Completion Available
45 Suffolk Road, Enfield,
Middlesex EN3 4AY

*Guide Price
£230,000+

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 Ponders End Park are within easy reach. Transport links are provided by Southbury overground station.

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

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Utility Room

First Floor
 Three Bedrooms
 Bathroom

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



LOT 4

8 Week Completion Available or Earlier If Required
32 Cumberland Drive, Chessington,
Surrey KT9 1HQ

*Guide Price
£400,000+

A Vacant Three Bedroom Semi Detached House. Offered With Planning Permission For a Garage Conversion and Side and Rear Extensions to Convert the Property into Two Flats

Tenure
 Freehold

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

Planning
 Kingston Upon Thames Borough Council granted the following planning permission (ref: 25/01906/FUL) on 20th January 2026 : 'Subdivision of dwelling to create 2nos. flats. Conversion of garage into habitable space, erection of part single/part two storey side and rear extension. Erection of hip to gable and rear dormer roof extensions with installation of 2nos. front rooflights.'

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 an integral garage, a rear garden and off street parking.

EPC Rating E



LOT 5

9 Ribston Close, Bromley, Kent BR2 8LS

*Guide Price
£300,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Kitchen/Diner
WC
Integral Garage

First Floor
Reception Room
Bedroom

Second Floor
Two Bedrooms
Bathroom

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



LOT 6

28 Araglen Avenue, South Ockendon, Essex RM15 5DA

*Guide Price
£195,000+

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 Bonnygate Wood are within easy reach. Transport links are provided by Ockendon 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 both front and rear gardens and off street parking.



LOT 7

10 Week Completion Available
**45 Mafeking Avenue, Ilford,
 Essex IG2 7AP**

*Guide Price
£380,000+

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 Seven Kings Park are within easy reach. Transport links are provided by Newbury Park underground station (Central line).

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

Accommodation
Ground Floor
 Two Reception Rooms
 Dining Room
 Kitchen

First Floor
 Three Bedrooms
 Bathroom
 Separate WC

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



LOT 8

**29 Nightingale Lane, Bromley,
 Kent BR1 2SA**

*Guide Price
£425,000+

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 Bromley Palace Park are within easy reach. Transport links are provided by Bickley rail station.

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

EPC Rating F

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Two Bedrooms
 Bathroom

Second Floor
 Bedroom

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



LOT 9

6 Week Completion Available or Earlier if Required
**15 Heaton Avenue, Romford,
Essex RM3 7HR**

*Guide Price
£250,000+

A Vacant Three Bedroom Semi Detached House with Two Garages to the Side. A Planning Application has been Submitted for the Erection of an Additional Three Bedroom House to the Side (Awaiting Decsion).

Tenure
Freehold

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

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 with Open-Plan Kitchen

First Floor
Three Bedrooms
Bathroom

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

EPC Rating D



LOT 10

**6 Ruskin Walk, Bromley,
Kent BR2 8EP**

*Guide Price
£320,000+

A Vacant Three Bedroom End of Terrace House

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

Tenure
Freehold
Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 11

107 Halcot Avenue, Bexleyheath, Kent DA6 7QA

*Guide Price
£200,000+

A Vacant Three Bedroom Semi Detached House

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Shenstone Park are within easy reach. Transport links are provided by Barnehurst 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. We understand the property is of non-standard construction.

Tenure

Freehold

Accommodation

Ground Floor
Reception Room with Open-Plan Kitchen/Diner

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating E



LOT 12

2 Grove Park Road, Tottenham, London N15 4SN

*Guide Price
£250,000+

A Vacant Three Bedroom Semi Detached House

Location

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

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 13

6 Week Completion Available
**32 Hillcroft Crescent, Ruislip,
Middlesex HA4 9HN**

*Guide Price
£325,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. There are numerous open spaces within easy reach. Transport links are provided by South Ruislip Station (Central Line).

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a private rear garden.



LOT 14

**1 Burbage Road, Easton Royal, Pewsey,
Wiltshire SN9 5LT**

*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. There are numerous open spaces within easy reach. Transport links are provided by M4 (motorway).

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

Accommodation
Ground Floor
Reception Room
Kitchen
W/C

First Floor
Three Bedrooms
Bathroom

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



LOT **15**

**19 Lincoln Court, Berkhamsted,
Hertfordshire HP4 3EN**

*Guide Price
£150,000+

A Vacant First and Second Floor Two Bedroom Split Level Flat

Location

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

Description

The property comprises a first and second floor two bedroom split level flat situated within a purpose built building arranged over lower ground, raised ground and two upper floors. The property requires a program of refurbishment.

Tenure

Leasehold. There is approximately 47 years unexpired on the lease.

Accommodation

First Floor
Reception Room
Kitchen

Second Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from off street parking and communal gardens.

EPC Rating D



LOT **15A**

**100 Leicester Road, Barnet,
Hertfordshire EN5 5DB**

*Guide Price
£375,000+

A Vacant Four Bedroom Semi Detached House. Potential for Loft Extension and to Create Off Street Parking (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 Fields are within easy reach. Transport links are provided by High Barnet underground station (Northern line) and New Barnet rail station.

Description

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

Accommodation

Ground Floor
Three Reception Rooms
Kitchen
Store Room

First Floor

Four Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from both front and rear gardens and potential to create off street parking (subject to obtaining all relevant consents)



LOT 16

Flat 8 Chessington Court, Charter Way, Finchley, London N3 3DT

*Guide Price
£250,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from communal gardens and off street parking.

EPC Rating C



LOT 17

8 Week Completion Available or Earlier if Required
24 Sandling Rise, Eltham, London SE9 3AT

*Guide Price
£275,000+

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 The Course are within easy reach. Transport links are provided by Elmstead Woods rail station.

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 18

5 Hanbury Close, Cheshunt, Waltham Cross,
Hertfordshire EN8 9BZ

*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 Penton Drive Open Space are within easy reach. Transport links are provided by Cheshunt rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating E



LOT 18A

40 Saxon Road, Ilford,
Essex IG1 2PD

*Guide Price
£275,000+

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

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

EPC Rating F



LOT 19

12 Eskin Close, Tilehurst, Reading, Berkshire RG30 4DU

*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 Prospect Park are within easy reach. Transport links are provided by Reading West rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Utility Room
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D



LOT 20

8 Week Completion Available or Earlier if Required. 48 Burrell Close, Edgware, Middlesex HA8 8YZ

*Guide Price
£120,000+

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 Edgwarebury Park are within easy reach. Transport links are provided by Edgware underground station (Northern line) and Elstree & Borehamwood rail station.

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

Exterior
The property benefits from off street parking.

Tenure
Leasehold. The property is held on a 125 year lease from 1st April 1985 (thus approximately **83 years unexpired**).

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

EPC Rating D



LOT 21

48 Portsdown Road, Portsmouth, Hampshire PO6 4QH

*Guide Price
£65,000+

A Vacant Three Bedroom Semi Detached House. Potential To Extend Into The Loft (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wateredge Park are within easy reach. Transport links are provided by Portchester 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. The property previously suffered from fire damage.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Conservatory
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 22

6 Week Completion Available
39 William Avenue, Margate, Kent CT9 3XT

*Guide Price
£110,000+

A Vacant Four Bedroom Semi Detached House with Land to the Side. Potential for Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Conservatory
WC

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and land to the side.

EPC Rating C



LOT 22A

Flat 4 Strathray House, 30 Marylebone High Street, London W1U 4PN

*Guide Price
£50,000+

A Vacant Well Located Second Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of The Regent's Park are within easy reach. Transport links are provided by Baker Street underground station (Bakerloo line) and Marylebone rail station.

Description

The property comprises a well located second floor two bedroom situated within a mixed use parade arranged over ground and five upper floors.

Tenure

Leasehold. The property is held on a 53 year lease from 1st April 1975 (thus approximately **1 year and 11 months unexpired**).

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 23

50 Harlech Road, Southgate, London N14 7BX

*Guide Price
£160,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 85 year lease from 24th June 1965 (thus approximately **24 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Utility Room
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating E



LOT 23A | 71 Firle Road, Eastbourne, East Sussex BN22 8EQ

*Guide Price
£150,000+

A Vacant Four Bedroom End of Terrace House. Potential for a Loft and 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 Eastbourne Beach are within easy reach. Transport links are provided by Eastbourne rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Utility Room

First Floor
Four Bedrooms
Bathroom

Exterior
The property benefits from a rear garden and land to side.

EPC Rating F



LOT 24 | Land Adjacent to The Gables, Banters Lane, Great Leighs, Chelmsford, Essex CM3 1NT

*Guide Price
£1,300,000+



LOT 25

39 St. Leonards Drive, Nottingham, Nottinghamshire NG8 2BB

*Guide Price
£250,000+

A Vacant Three Bedroom 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 Wollaton Park are within easy reach. Transport links are provided by Nottingham rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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



LOT 26

Flat 16, 105 Hallam Street, Marylebone, London W1W 5HD

*Guide Price
£250,000+

A Vacant Well Located First Floor Studio Flat

Location

The property is situated in the highly sought after area of Marylebone. Close to local shops and amenities. The open spaces of Regent's Park are within easy reach. Transport links are provided by Regent's Park underground station (Bakerloo line) and Marylebone rail station.

Description

The property comprises a first floor flat situated within an attractive, portered, purpose built block arranged over ground and five upper floors.

EPC Rating C

Tenure

Share of Freehold. The property is held on a new 999 year lease at a peppercorn ground rent.

Accommodation

First Floor

Studio Room
Kitchen
Bathroom

Exterior

The property benefits from lifts and a porter.



LOT 27

8A Long Lane, Aston End, Stevenage, Hertfordshire SG2 7HG

*Guide Price
£300,000+

A Vacant Three Bedroom End of Terrace House. Potential for Extension and to be Converted into a Five Bedroom House Under Perrmitted Development.

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 Stevenage rail station.

Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property is presented in good decorative order.

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 for two cars.

EPC Rating D



LOT 27A

6 Week Completion Available
122A Luton Road, Chatham, Kent ME4 5AD

*Guide Price
£30,000+

A Vacant Lower Ground Floor One Bedroom Flat

Location

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 99 year lease from 15th June 1989 (thus approximately 62 years unexpired).

Accommodation

Lower Ground Floor

Reception room
Kitchen
Bedroom
Utility Room
Bathroom

Exterior

The property benefits from allocated parking.



LOT 28

7 Pelham Street, Sutton-in-Ashfield, Nottinghamshire NG17 2EF

*Guide Price
£25,000+

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 Rookery Park are within easy reach. Transport links are provided by Sutton Parkway 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
Through Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear yard.



LOT 29

6 Week Completion Available Land Adjacent to 1 Bloom Grove, West Norwood, London SE27 0HZ

*Guide Price
£60,000+

A Plot of Land Measuring Approximately 528 sq m (5,683 sq ft). Offered with Planning Permission to Erect a Two Bedroom House

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

Planning
Lambeth Borough Council granted the following planning permission (ref: 25/00649/FUL) on 15th April 2026 : 'Erection of 1 detached residential dwelling house (Use Class C3), together with cycle storage, bin storage and landscaping'.

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 528 sq m (5,683 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.



Next auction: 24th June & 25th June

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LOT 29A

Land to the Rear 335 New Hythe Lane, Larkfield, Aylesford, Kent ME20 6RL

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 278 sq m (2,993 sq ft) Offered With Planning Permission for the Erection of a Two/Three Bedroom House

Tenure

Freehold

Location

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

Planning

Tonbridge & Malling Borough Council granted the following planning permission (ref: 25/01937/FL) on 6th May 2026 : 'Erection of a new dwelling with associated private amenity, car parking, cycle and waste storage'.

Description

The lot comprises a plot of land measuring approximately 278 sq m (2,993 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 30

Land Adjacent to 2 Bonington Road, Hornchurch, Essex RM12 6TH

*Guide Price
£65,000+

A Plot of Land Measuring Approximately 222 sq m (2,390 sq ft). Offered With Planning Permission for the Erection of a Three Bedroom House

Tenure

Freehold

Location

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

Planning

Havering Borough Council granted the following planning permission (ref: P0759.24) on 13th June 2025 : 'Construction of a 3-bedroom dwelling with amenity space'.

Description

The lot comprises a plot of land measuring approximately 222 sq m (2,390 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 30A

Land to the Rear of 106 Kent House Road, Beckenham, Kent BR3 1JJ

*Guide Price
£850,000+



LOT 31

500-508 High Road, Tottenham,
London N17 9JF

*Guide Price
£495,000+



A Parade of Two Buildings Comprising of Three Retail Units and a Function Suite Let to McDonalds, Savers and Others Producing a Gross Combined Rent of £374,755 (Rising to £387,755 in 2027 and £402,755 in 2030) and a Net Combined Rent of £184,755 (Rising to £197,755 in 2027 and £212,755 in 2030).

Description

The property comprises a parade of two buildings arranged to provide three retail units and a function suite across ground, first and second floors.

VAT

VAT is applicable

Tenure

Leasehold. Part of the property is held on a head lease that expires in 2032 (thus approximately **6 years unexpired**) at a current ground rent of £190,000 per annum. The lease of part of the flat property will end in 2156 (130 years unexpired)

Location

The property is situated on a popular commercial road close to local shops and amenities. Nearby multiples include Specsavers, Ladbrokes and Poundland. The open spaces of Down Lane Park are within easy reach. Transport links are provided by Tottenham Hale underground (Victoria line) and rail stations.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
500 High Road	Ground & First	Retail Area & Ancillary Space	Individual T/A First Tech Solutions	15 years from 29th September 2010	£20,000	Lease renewal outstanding
502-504 High Road	Ground	Retail Area	McDonald's	22 years from 20th March 2010	£123,505	Rent Review March 2026 Outstanding
502-508 High Road	First and Second	Retail Area	Soffi and Co Limited T/A Classic Restaurant	From 10th September 2021 until 20th March 2032	£150,000	Rising to £163,000 in 2027 and £178,000 in 2030
508 High Road	Ground	Retail Area	Savers	5 years from 22nd January 2024	£81,250	3 yearly rent increases

LOT 32

Flat 14, 390 London Road, Croydon, Surrey CR0 2SW

*Guide Price
£120,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating B



LOT 33

8 Maple Avenue, Beeston, Nottingham, Nottinghamshire NG9 1PW

*Guide Price
£100,000+

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 Chilwell Meadow Nature Reserve are within easy reach. Transport links are provided by Beeston 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 **33A****Flat 37 Gayton House, Chiltern Road, Bow,
London E3 4BX***Guide Price
£140,000+**A Vacant Seventh and Eighth 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 Mile End Park are within easy reach. Transport links are provided by Bow Road underground station (District and Hammersmith & City lines) and Devons Road DLR.

Description

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

Note

Potential to reconfigure to a three bedroom maisonette (subject to obtaining all relevant consents).

Tenure

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

Accommodation

Seventh Floor
Reception Room
Kitchen

Eighth Floor

Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a private balcony.

EPC Rating CLOT **34****31 Liden Close, Walthamstow,
London E17 8HQ***Guide Price
£140,000+**A Ground Floor One Bedroom Flat. Offered with Vacant Possession.****Tenure**

Leasehold. The property is held on a 99 year lease from 14th February 1989 (thus approximately **61 years unexpired**).

Location

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

EPC Rating E**Description**

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

This property benefits from off street parking and communal gardens.



LOT 35

193 Hylton Road, Worcester,
Worcestershire WR2 5LA

*Guide Price
£40,000+

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 Hylton Road Park are within easy reach. Transport links are provided by Worcester Foregate Street rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

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



Next auction: 24th June & 25th June

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for this auction.

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LOT **35A**

Flat 370 Park West, Edgware Road, Paddington, London W2 2QS

*Guide Price
£160,000+

A Well Located Vacant Fifth Floor Studio Flat

Tenure

Leasehold. The property is held on a 215 year lease from 25th December 1978 (thus approximately **168 years unexpired**).

Location

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

Description

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

Accommodation

Fifth Floor
Studio Room
Kitchen
Bathroom

EPC Rating C



LOT **36**

32-34 Bridge Street, Swindon, Wiltshire SN1 1BP

*Guide Price
£275,000+



LOT 37

7 The Belvedere, Chelsea Harbour, Chelsea, London SW10 0XA

*Guide Price
£1,400,000+



A Well Located Seventh Floor Three Bedroom Flat Set within the Prestigious Chelsea Harbour

Description

The property comprises a seventh floor three bedroom flat situated within a purpose built building arranged over ground and nineteen upper floors. The block benefits from 24 hour security and concierge service and a lift.

Exterior

The property benefits from two balconies and underground parking for one vehicle.

EPC Rating C

Location

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

On the Instructions of



Tenure

Leasehold. The property is held on a 125 year lease from 25th March 1987 (thus approximately **86 years unexpired**).

Accommodation

Seventh Floor
Reception Room
Kitchen
Three Bedrooms
Three Bathrooms

GIA 183 sq m / 1,975 sq ft

LOT **38**

**89 Victoria Street, Gillingham,
Kent ME7 1EN**

*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 Great Lines Heritage Park are within easy reach. Transport links are provided by Gillingham rail station.

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

Accommodation
Lower Ground Floor
Basement

Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

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

EPC Rating D



LOT **39**

**54A Crystal Avenue, Hornchurch,
Essex RM12 6SJ**

*Guide Price
£270,000+

A First Floor Three Bedroom Self Contained Maisonette Offered with Vacant Possession

Location
The property is situated on a residential road within walking distance of local shops, Hornchurch station and other amenities. The town centre is within a few minutes drive of the property. The open spaces of Gaynes Parkway are within easy reach. Transport links are provided by Hornchurch underground station (District line) with services into London.

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

Note
The seller has advised that there is a garage with parking which is available on rental terms or for sale subject to contract.

Tenure
Leasehold. The property is being sold with a new 125 year lease.

Accommodation
First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 40

Flat H73 Du Cane Court, Balham High Road, Balham, London SW17 7JT

*Guide Price
£225,000+

A Vacant Seventh Floor Two Bedroom Flat

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 both Tooting Bec and Balham underground stations (Northern line) and rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1974 (thus approximately **73 years unexpired**).

Accommodation

Seventh Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

GIA Approx: 57 sq m (615 sq ft)

Note

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



LOT 41

29 Appley Lane North, Appley Bridge, Wigan, Lancashire WN6 9AD

*Guide Price
£50,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Appley Bridge Meadows are within easy reach. Transport links are provided by Parbold 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 both front and rear gardens



Next auction: 24th June & 25th June

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LOT **42**

6 Week Completion Available

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

*Guide Price

£375,000+

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

EPC Rating E

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.

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



LOT 43

Penguin House, Lismirrane Industrial Park, Elstree Road, Elstree, Hertfordshire WD6 3EE

***Guide Price
£5,000,000+**



A Substantial Commercial Building Arranged to Provide Two Retail Units, a Warehouse and Offices Situated on a Plot of Land Measuring Approximately 2.07 Acres (8,377 sq m) Part Let Producing £111,877 Per Annum

Tenure

Freehold

Description

The property comprises a substantial commercial building arranged to provide two retail units, a warehouse and offices situated on a plot of land measuring approximately 2.07 Acres (8,377 sq m).

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Aldenham Country Park are within easy reach. Transport links are provided by Elstree & Borehamwood rail station and the M1.

Tenancy

If let at a comparable rate to the current leases, the property has an estimated rental value of £650,000 per annum.

Exterior

The property benefits from approximately 140 car parking spaces.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Retail Unit	Ground	Shop Area	Let to Rebourne Gym for a term of 5 years from 2023	£46,877 Per Annum
Retail Unit	Ground	Shop Area	Let to Firestar Toys for a term of 10 years from 2024	£65,000 Per Annum
Warehouse	Ground	G.I.A Approximately 12,591 sq ft	Vacant	N/A
Ancillary Space	Ground and Mezzanine	G.I.A Approximately 3,233 sq ft	Vacant	N/A
Ancillary Space	Mezzanine	G.I.A Approximately 3,983 sq ft	Vacant	N/A
Offices	First	G.I.A Approximately 9,307 sq ft	Vacant	N/A
Offices	Second	G.I.A Approximately 3,340 sq ft	Vacant	N/A

LOT 44

8 Week Completion Available or Earlier if Required
**30 Wyvern Road, Purley,
 Surrey CR8 2NP**

***Guide Price
 £525,000+**



A Six Bedroom Fully Licensed HMO Let Producing £49,488 Per Annum. Offered With Planning Permission to Extend and Convert the Property into Two Houses. Additional Plans have Been Drawn up for the Property to be Extended and to Create a 13 Room HMO.

Description

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

Planning

Croydon Borough Council granted: (ref: 24/03393/FUL) on 12/09/2025 : 'Erection of single storey rear extension and rear dormer loft extension to facilitate the conversion of the existing dwellinghouse into 2 self-contained homes, with subdivision of rear garden, associated landscaping and provision of car parking, cycle and refuse storage.

Additional plans have been drawn up (but not submitted) for the property to be converted into a 13 room HMO involving an 8m rear extension under prior approval and first floor rear and loft extension under permitted development. Buyers should rely on their own enquiries with regards to these plans.

Tenure

Freehold

Tenancy

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

Accommodation

Ground Floor
 Two Letting Rooms
 Diner
 Kitchen
 WC

First Floor

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

Exterior

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

Proposed Accommodation

House 1

Ground Floor

Through Reception Room
 Kitchen
 Study Room
 WC

First Floor

Three Bedrooms (One with En-Suite)
 Bathroom

House 2

Ground Floor

Through Reception Room
 Kitchen
 Study Room
 WC

First Floor

Three Bedrooms (One with En-Suite)
 Bathroom

LOT 44A

66 Rosslyn Road, Whitwick, Coalville, Leicestershire LE67 5PT

*Guide Price
£185,000+

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 Tiny Forest are within easy reach. Transport links are provided by Loughborough rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

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



LOT 45

78 Rothbury Walk, Tottenham, London N17 0PQ

*Guide Price
£125,000+

A Vacant Second Floor Three Room Flat

Tenure
Leasehold. The property is held on a 125 year lease from 24th December 2001 (thus approximately 100 years unexpired).

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

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

Accommodation
Second Floor
Three Rooms
Kitchen
Bathroom

EPC Rating C



LOT 45A

10 Gade Bank, Croxley Green, Rickmansworth, Hertfordshire WD3 3GD

***Guide Price
£450,000+**

A Vacant Six Bedroom Semi Detached HMO

Tenure
Freehold

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

Description
The property comprises a six bedroom semi detached HMO arranged over ground and two upper floors.

Accommodation
Ground Floor
Communal Kitchen
Three Bedrooms (All with En-Suites)

First Floor
Two Bedrooms (Both with En-Suites)

Second Floor
Kitchen
Bedroom (with En-Suite)

Exterior
The property benefits from a rear garden.

EPC Rating E



LOT 46

Flat 83 Peverel House, Stour Road, Dagenham, Essex RM10 7HZ

***Guide Price
£120,000+**

A Fifteenth Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £16,200 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 19th January 2009 (thus approximately **107 years unexpired**).

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

Tenancy
The property is subject to a Periodic Tenancy at a rent of £16,200 per annum.

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

Accommodation
Fifteenth Floor
Reception Room
Kitchen
Bedroom
Bathroom

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

EPC Rating E



LOT 47

**37 Wilkinson Road, Royal Docks,
London E16 3RL**

*Guide Price
£330,000+

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 King George V Park are within easy reach. Transport links are provided by Canning Town underground station (Jubilee line) and Custom House station (Elizabeth line).

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
WC

Second Floor
Two Bedrooms
Bathroom

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

EPC Rating C



LOT 47A

**3 Dysons Buildings, Edmondsley, Durham,
County Durham DH7 6EQ**

*Guide Price
£8,000+

A Vacant Three Bedroom End of Terrace House. Potential for Rear Extension (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 A693 to the West.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden and a driveway to the side of the property.



LOT 48

125 Commonwealth Road, Caterham, Surrey CR3 6LU

*Guide Price
£300,000+

A Three Bedroom Semi Detached HMO 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 Queen's Park are within easy reach. Transport links are provided by Woldingham rail station.

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen/Diner
Conservatory

First Floor
Three Bedrooms
Bathroom

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



LOT 49

5 Linden Avenue, Bradford, West Yorkshire BD3 7AL

*Guide Price
£75,000+

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 Bradford Moor Park are within easy reach. Transport links are provided by Bradford Interchange 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
Exterior
The property benefits from both front and rear gardens and off street parking.



LOT 50

By Order of the Executors
**63A Tennyson Road, Queen's Park,
London NW6 7RU**

*Guide Price
£400,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Share of Freehold. The property is held on a 974 year lease from 21st September 2005 (thus approximately **953 years unexpired**).

Location

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

Description

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

EPC Rating C

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom with En-Suite
WC

Exterior

A portion of the rear section of the garden is not demised to the flat. The owner has had sole use and occupation of the whole garden for the period of ownership. Please refer to the legal pack for more information.



LOT 50A

**17A Westview Close, Neasden,
London NW10 1RH**

*Guide Price
£295,000+

A Vacant First Floor Three Bedroom Maisonette. Potential for Loft Extension (Subject to Obtaining all Relevant Consents)

Location

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

Description

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

Tenure

Share of Freehold. The property is held on a 999 year lease from 25th December 1950 (thus approximately **924 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

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

EPC Rating C



LOT **51**

Flat B, 82 Hanley Road, Islington, London N4 3DW

*Guide Price
£550,000-£650,000

A Vacant First and Second Floor Three Bedroom Split Level Flat

Location

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

Tenure

Leasehold. The property is held on a 125 year lease from 3 November 2004 (thus approximately **103 years unexpired**).

Accommodation

First Floor
Open Plan Reception Room with Kitchen
Two Bedrooms
Bathroom

Second Floor

Bedroom
Bathroom



LOT **52**

36 Summerhill, Sutton Hill, Telford, Shropshire TF7 4EY

*Guide Price
£60,000-£120,000

A Four Bedroom End of Terrace House Subject to Individual Tenancies Producing £21,519.84 Per Annum

Location

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

Description

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

Tenancy

The property is subject to individual tenancies at a rent of £1,793.32 per calendar month. Please refer to the legal pack for further information.

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Four Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 52A | **17 Lonsdale Road, Blackpool, Lancashire FY1 6EE**

*Guide Price
£60,000+

A Vacant Thirteen Room Mid Terrace House

Tenure
Freehold

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

Description
The property comprises a thirteen room mid terrace house arranged over lower ground, ground and two upper floors. The property requires a program of refurbishment and repairs.

EPC Rating C

Accommodation
Lower Ground Floor
Three Rooms
Kitchen
Garage
Bathroom

Ground Floor
Two Rooms
Kitchen
Bathroom

First Floor
Five Rooms
Bathroom

Second Floor
Three Rooms



LOT 53 | **14 Neo Apartments 1-9 Wexham Road, Slough, Buckinghamshire SL1 1UG**

*Guide Price
£180,000+

A Second Floor Two Bedroom Flat Offered with Vacant Possession

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

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

EPC Rating C

Tenure
Leasehold. The property is held on a 125 year lease from 1st April 2005 (thus approximately **103 years unexpired**).

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

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



LOT 54

753 Wandsworth Road, Wandsworth, London SW8 3JF

*Guide Price
£1,100,000+

A Mid Terrace Building Arranged to Provide Three Flats Fully Let Producing £50,400 Per Annum

Tenure
Freehold

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

Exterior
The property benefits from a rear garden.

Note
The break up value for the flats is approximately £1,575,000. Please refer to the legal pack for further details on the individual tenancies.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Ground	Two/Three Bedroom Flat access to the garden	Periodic Tenancy commencing 20th October 2021	£1,550 PCM
Flat 2	First	Two Bedroom Flat	Periodic Tenancy commencing 23rd October 2023	£1,450 PCM
Flat 3	Second	One Bedroom Flat	Periodic Tenancy commencing 28th June 2024	£1,200 PCM

Current Rent Reserved Combined £50,400 Per Annum



Description
The property comprises a mid terrace building arranged to provide three flats (1 x three bedroom, 1 x two bedroom, 1 x one bedroom) over ground and two upper floors.

LOT 55

**By Order of the Trustees
87 Florin Court, 6-9 Charterhouse Square, Barbican, London EC1M 6EX**

*Guide Price
£180,000+

A Vacant Sixth Floor Studio Flat

Tenure
Leasehold. The property is held on a 999 year lease from 1st April 2017 (thus approximately **990 years unexpired**).

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

Description
The property comprises a sixth floor studio flat situated within a purpose built block arranged over ground and ten upper floors. The property benefits from a resident's gym and spa.

Accommodation
Sixth Floor
Studio Room
Kitchen
Bathroom



LOT 55A

24 Benville Road, Weymouth, Dorset DT4 0SG

*Guide Price
£100,000+

A Vacant Three Bedroom Extended Detached Bungalow Situated on a Corner Plot

Tenure

Freehold

Location

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

Description

The property comprises a three bedroom extended detached bungalow situated on a corner plot.

Accommodation

Ground Floor

Double Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

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



LOT 56

Flat 11, Elsie Lane Court, Westbourne Park Villas, Paddington, London W2 5EF

*Guide Price
£255,000+

A Vacant First Floor One Bedroom Flat

Tenure

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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Westbourne Green are within easy reach. Transport links are provided by Royal Oak underground station (Circle line) and Paddington 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.

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT **57**

6 Week Completion Available
**4 Berkshire Way, Mitcham,
 Surrey CR4 1QT**

*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 Mitcham Common are within easy reach. Transport links are provided by West Croydon overground station and Thornton Heath rail station.

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

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

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

EPC Rating G



LOT **58**

**18 Lickhill Road, Stourport-on-Severn,
 Worcestershire DY13 8SA**

*Guide Price
£65,000+

A Vacant Two Bedroom End of Terrace House

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

Tenure
 Freehold
Accommodation
Ground Floor
 Reception Room
 Bathroom

First Floor
 Two Bedrooms

Exterior
 The property benefits from front and rear gardens.



LOT 59

Unit 3 Hampstead Gate, 1A Frognal, Hampstead, London NW3 6AL

*Guide Price
£850,000+



A Three Storey Mid Terrace Office Building Offered with Vacant Possession

Tenure
Freehold

Location
The property is situated in a cul-de-sac nearby Finchley Road and close to local shops and amenities. The open spaces of Hampstead Heath are within easy reach. Transport links are provided by Finchley Road underground station (Jubilee line) and Finchley Road & Frognal overground station.

Description
A self contained office building arranged over ground, first and second floors.

Exterior
The property benefits from off street parking for two cars.

Note
The property is elected for VAT

Accommodation
Ground Floor
Two Office Rooms
2x WC's
First Floor
Two Office Rooms
Kitchen
Second Floor
Office Room

LOT 60

By Order of the LPA Receivers
**Flat 711 3B Spinners Way, Manchester,
 Lancashire M15 4SP**

*Guide Price
£115,000+

A Vacant Seventh Floor One Bedroom Flat

Location

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

Description

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

EPC Rating B

Tenure

Leasehold. The property is held on a 145 year lease from 21st November 2021 (thus approximately **140 years unexpired**).

Accommodation

Seventh Floor
 Open Plan Reception Room/Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from a communal roof terrace.



LOT 60A

**Flat M, The Lodge, 22 Leigham Court Road, Streatham
 Hill, London SW16 2PL**

*Guide Price
£140,000+

A Vacant Ground Floor Studio Flat

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2004 (thus approximately **997 years unexpired**).

Location

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

EPC Rating D

Description

The property comprises a ground floor studio flat situated within a detached building arranged over ground and first floors. The property has been recently refurbished.

Accommodation

Ground Floor
 Studio Room
 Bathroom

Exterior

The property benefits from off street parking and is situated within a gated development.



LOT 61

30 Lime Close, Harrow, Middlesex HA3 7JG

*Guide Price
£165,000+

A Vacant Second Floor One Bedroom Flat

Tenure

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

Location

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



LOT 62

Flat D, 36 Eardley Crescent, Kensington and Chelsea, London SW5 9JZ

*Guide Price
£165,000+

A Vacant First Floor Studio Flat

Tenure

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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Normand Park are within easy reach. Transport links are provided by Earl's Court underground station (Circle line) and Imperial Wharf rail station.

Description

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

Accommodation

First Floor
Studio Room
Kitchen
Bathroom



LOT **63**

By Order of the Executors
**12A King Street, Stanford-le-Hope,
 Essex SS17 0HL**

*Guide Price
£90,000+

A Vacant First Floor One Bedroom Maisonette

Location

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

Tenure

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

Accommodation

First Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Description

The property comprises a first floor one bedroom maisonette situated within a mixed use parade arranged over ground and first floors.

Note

We understand there is evidence of Japanese Knotweed at the property. Please refer to the legal pack for further information



LOT **64**

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

*Guide Price
£700,000+

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.

Accommodation

Ground Floor
 Two Reception Rooms
 Kitchen
 Dining Room
 Bathroom

First Floor

Two Bedrooms
 Kitchen
 Bathroom
 WC

Description

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

Second Floor

Bedroom
 Kitchen

Exterior

The property benefits from a rear garden

Third Floor

Bedroom (with en suite)

EPC Rating D



LOT 65

275A Edgware Road, Colindale,
London NW9 6NB

*Guide Price
£270,000+

**A Ground, First and Second Floor Three Bedroom Split Level
Maisonette Subject to a Periodic Tenancy Producing £23,400 Per
Annum**

Tenure

Leasehold. The property is held on a 999 year lease from 8th April 2024 (thus approximately 997 years unexpired).

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Second Floor

Bedroom

Exterior

The property benefits from off street parking.

Tenancy

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



LOT 66

76 Broxholme Lane, Doncaster,
South Yorkshire DN1 2LW

*Guide Price
£95,000+

**A Mid Terrace Building Arranged to Provide a Six Self Contained
Studio Flats. Two Flats are Let Producing £9,876 Per Annum.
Four Flats are Vacant**

Tenure

Freehold

Location

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

Tenancy

Two of the six letting rooms are subject to a periodic tenancy producing a combined £9,876 per annum.

Description

The property comprises a mid terrace building arranged to provide a six self contained studio flats and an additional room.

Accommodation

Ground Floor

Two Studio Flats
Additional Room

First Floor

Three Studio Flats

Second Floor

One Studio Flat

Note

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



LOT **67**

**100 Ellesmere Avenue, Mill Hill,
London NW7 3HD**

*Guide Price
£150,000+

A Vacant First Floor One Bedroom Maisonette

Location

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

Description

The property comprises a first floor one bedroom maisonette 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 99 year lease from 24th June 1961 (thus approximately **34 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT **68**

**12 Cambian Green, Snowdon Drive, Colindale,
London NW9 7RH**

*Guide Price
£135,000+

**A Second Floor Studio Flat Subject to a Periodic Tenancy
Producing £15,000 Per Annum**

Tenure

Leasehold. The property is held on a 99 year lease from 1st March 1987 (thus approximately **59 years unexpired**).

Location

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

Description

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

EPC Rating C

Accommodation

Second Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from allocated parking, communal gardens and a garage.

Tenancy

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



LOT 69

168 Cromwell Road, Cambridge, Cambridgeshire CB1 3EQ

*Guide Price
£290,000+

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

Tenure
Freehold

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

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

Accommodation
Ground Floor
Through Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating E



LOT 70

77 Discovery Walk, Wapping, London E1W 2JG

*Guide Price
£650,000+

A Well Located Three Bedroom End of Terrace House Offered with Vacant Possession

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Wapping Gardens are within easy reach. Transport links are provided by Tower Hill underground station (Circle and District lines) and Wapping overground station.

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

Tenure
Share of Freehold

Accommodation
Ground Floor
Reception Room with Open Plan
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D



LOT **70A**

**Flat 1 317 Barking Road, Plaistow,
London E13 8EE**

*Guide Price
£95,000+

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 Star Lane Park are within easy reach. Transport links are provided by West Ham underground station (Circle line) and rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2004 (thus approximately **103 years unexpired**).

Accommodation

First Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

EPC Rating D



LOT **71**

**59 Station Road, Whitstable,
Kent CT5 1LF**

*Guide Price
£195,000+

A Three Bedroom Mid Terrace House Subject to a Regulated Tenancy Producing £10,322 Per Annum

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 Whitstable rail station.

Description

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

Tenancy

The property is subject to a regulated tenancy at a rent of £198.50 per week. Please refer to the legal pack for more information.

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 72

Flat 76 Forset Court, Edgware Road, Bayswater, London W2 2RE

***Guide Price
£110,000+**

A Well Located Vacant Sixth Floor One Bedroom Flat

Location

The property is situated in the highly sought after area of Marylebone close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Edgware Road underground station (Circle, District, Hammersmith & City and Bakerloo lines) and Paddington rail station.

Description

The property comprises a sixth floor one bedroom flat situated within a purpose built block arranged over ground and nine upper floors. The block benefits from a lift and concierge.

Tenure

Leasehold. The property is held on a 57 year lease from 24th June 1975 (thus approximately 6 years unexpired).

Accommodation

Sixth Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a lift and a concierge.

EPC Rating C



LOT 72A

Flat 19 Caversham House, 18 Kingston Gardens, Croydon, Surrey CR0 4TX

***Guide Price
£95,000+**

A Third Floor Studio Flat Subject to a Periodic Tenancy Producing £10,800 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1988 (thus approximately 61 years unexpired).

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

Accommodation

Third Floor
Studio Room
Bathroom

Exterior

The property benefits from allocated parking.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £900 per calendar month.

EPC Rating D



LOT **73**

**Apartment 18 Caminada House, 3 St. Lawrence Street,
Manchester, Lancashire M15 4DY**

*Guide Price
£55,000+

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 St Georges Park are within easy reach. Transport links are provided by Deansgate rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 26th August 2004 (thus approximately **103 years unexpired**).

Accommodation

Ground Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

EPC Rating D

Joint Auctioneers



LOT **74**

**69 Prestedge Avenue, Ramsgate,
Kent CT11 7BT**

*Guide Price
£130,000+

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 Dumpton Gap are within easy reach. Transport links are provided by Dumpton Park rail station.

Description

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

Note

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Three Bedroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating C



LOT 75

8 Charlotte Street West, Macclesfield, Cheshire SK11 6EF

*Guide Price
£235,000+

A Vacant Semi Detached Commercial Building. Potential to Convert into an HMO or Change Use to Residential (Subject to Obtaining all Relevant Consents)

Location

The property is situated on a residential road within walking distance of the town centre, local shops and amenities. The open spaces of West Park are within easy reach. Transport links are provided by Macclesfield rail station.

Description

The property comprises a substantial semi detached commercial building arranged over lower ground, ground and first floors.

Exterior

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

Tenure

Freehold

Accommodation

Lower Ground Floor
Cellar Room

Ground Floor

Three Rooms
Kitchen
Separate WC

First Floor

Five Rooms
Bathroom



LOT 75A

19 Commercial Street, Barnsley, South Yorkshire S70 4PX

*Guide Price
£115,000+

A Four Bedroom Mid Terrace HMO Fully Let Producing £18,720 per annum. Reflecting a Gross Initial Yield of 16% on the Guide Price.

Location

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

Description

The property comprises a four bedroom mid terrace HMO arranged over lower ground, ground and two upper floors.

Tenancy

Each room is subject to an individual tenancy at a combined rent of £18,720 per annum. Please refer to the legal pack for more details.

EPC Rating D

Tenure

Freehold

Accommodation

Lower Ground Floor
Cellar

Ground Floor

Communal Kitchen
Bedroom

First Floor

Two Bedrooms
Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.

Joint Auctioneers

HAMMERED



LOT **76**

1 Dane Court, College Road, St Albans, Hertfordshire AL1 5NX

*Guide Price
£80,000-£130,000

A Vacant Ground Floor One Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

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

Accommodation Ground Floor

Reception Room/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a communal garden and communal parking.



LOT **77**

95 St. Peters Street, St. Albans, Hertfordshire AL1 3EN

*Guide Price
£110,000+

A Ground Floor Retail Unit Subject to a Lease Producing £15,000 Per Annum

Tenure

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

Location

The property is situated on a 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 ground floor retail unit situated within a mid terrace building arranged over ground and first floors.

Accommodation Ground Floor

Retail Unit - 753 Sq Ft

Tenancy

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



LOT 78

Flat 26 Columbus House, The Compass, Southampton, Hampshire SO14 5BQ

*Guide Price
£100,000+

A Fourth Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £14,400 Per Annum

Tenure

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

Location

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

Description

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

Accommodation

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

Exterior

The property benefits from off street parking.

Tenancy

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

EPC Rating B



LOT 79

186B Bravington Road, Maida Vale, London W9 3AP

*Guide Price
£550,000-£650,000

A Vacant First and Second Floor Three Bedroom Split Level Flat

Location

The property is situated in the sought after Maida Vale close to local shops and amenities. The open spaces of Queens Park are within easy reach. Transport links are provided by Queen's Park underground station (Bakerloo line) and overground 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.

Tenure

Leasehold. The property is held on a 125 year lease from 19th December 1988 (thus approximately **87 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Bedroom

Second Floor

Two Bedrooms
Bathroom
W/C



LOT 80

**31B Inman Road, Harlesden,
London NW10 9JU**

*Guide Price
£210,000+

A Vacant First Floor One Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 81

**47 Macers Court, Broxbourne,
Hertfordshire EN10 6EB**

*Guide Price
£110,000+

A Vacant First and Second Floor Three Bedroom Split Level Maisonette

Location

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

Description

The property comprises a first and second floor three bedroom split level maisonette situated within a purpose built building arranged over ground and two upper floors. The property requires a program of refurbishment.

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1984 (thus approximately **83 years unexpired**).

Accommodation

First Floor
Reception Room with Open Place
Kitchen
Bedroom

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony and communal gardens.



LOT 82

Flat 11 Lundy House, Drake Way, Reading, Berkshire RG2 0GQ

*Guide Price
£100,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 100 year lease from 15th May 2007 (thus approximately **81 years unexpired**).

Location

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

Description

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

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C



LOT 83

3 West End Cottages, Heathfield Road, Burwash Common, Etchingham, East Sussex TN19 7NB

*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 Park Wood are within easy reach. Transport links are provided by Stonegate rail station.

Description

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

Note

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

EPC Rating D

Accommodation

Ground Floor
Reception Room
Kitchen
Conservatory
Utility Room

First Floor

Two Bedrooms
Bathroom

Exterior

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



LOT **84**

**10 Ferrara Close, Darfield, Barnsley,
South Yorkshire S73 9RB**

*Guide Price
£195,000+

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

Description
The property comprises a three bedroom detached bungalow.

Accommodation
Ground Floor
Three Reception Rooms
Kitchen
Three Bedrooms
Conservatory
Bathroom

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

EPC Rating D



LOT **85**

**Land and Building to the Rear of 51 High Street, Cosham,
Portsmouth, Hampshire PO6 3AX**

*Guide Price
£90,000+

**A Plot of Land Offered With Implemented Planning Permission
for a Three Storey Rear Extension to Erect Three Flats
Measuring Approximately 77 sq m (824 sq ft)**

Tenure
Freehold

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

Planning
Portsmouth City Council granted the following planning permission (ref: 22/00208/FUL) on 13th September 2022: 'Partial change of use of ground floor, and construction of three storey rear extension, to form three apartments (resubmission of 21/00430/FUL)'. Works have commenced.

Description
The lot comprises a plot of land and existing rear storage unit measuring approximately 77 sq m (824 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 86

36 Norman Street, Ilkeston, Derbyshire DE7 8LE

*Guide Price
£40,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.



LOT 87

47 Tune Street, Barnsley, South Yorkshire S70 4NR

*Guide Price
£125,000+

A Five Bedroom End of Terrace HMO Fully Let Producing £23,400 per annum. Reflecting a Gross Initial Yield of 18% on the Guide Price.

Tenure

Freehold

Location

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

Description

The property comprises a five bedroom end of terrace HMO arranged over ground and first floors.

Tenancy

Each room is subject to an individual tenancy at a combined rent of £23,400 per annum. Please refer to the legal pack for more details.

Accommodation**Ground Floor**

Reception Room
Kitchen/Diner
Two Bedrooms

First Floor

Three Bedrooms
Two Bathrooms
Separate WC

Exterior

The property benefits from outside space.

EPC Rating E**Joint Auctioneers**

LOT **88**

**23 Corporation Road, Bournemouth,
Dorset BH1 4SJ**

*Guide Price
£240,000+

A Vacant Six Bedroom Double Fronted Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms

First Floor
Four Bedrooms
Bathroom
Two WC's

Exterior
The property benefits from a rear garden.



LOT **89**

**165A Darkes Lane, Potters Bar,
Hertfordshire EN6 1BW**

*Guide Price
£350,000+

A First and Second Floor Five Bedroom Licensed HMO Fully Let Producing £43,200 Per Annum (Reflecting a Gross Initial Yield of 12.3%).

Tenure
Leasehold. The property is held on a 1089 year lease from 9th November 2004 (thus approximately 1068 years unexpired).

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

Tenancy
The property is subject to individual tenancies at a combined rent of £43,200 per annum.

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

Accommodation
First Floor
Reception Room
Kitchen
Letting Room

Second Floor
Four Letting Rooms
Bathroom
Shower Room



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LOT 90

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
Two Reception Rooms (One with Open Plan Kitchen)
Study Room

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating C



LOT 91

6 Week Completion Available
18A Addington Road, West Wickham,
Kent BR4 9BS

*Guide Price
£200,000+

A Vacant Ground and First Floor Three Bedroom Split Level Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1987 (thus approximately **59 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
 Reception Room
 Kitchen

First Floor

Three Bedrooms
 Bathroom

Exterior

The property benefits from a private rear garden, a garage and resident's parking.

EPC Rating D



LOT 92

10 Brownhill Road, Catford,
London SE6 2EJ

*Guide Price
£550,000+

A Semi Detached Building Arranged to Provide Three Self Contained Flats (2 x Two Beds & 1 x One Bed) Part Let Producing £19,800 Per Annum.

Tenure

Freehold. The title will be split from 12 Brownhill Road upon completion, unless both properties are purchased by the same buyer.

Location

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

Description

The property comprises a semi-detached building arranged to provide three self contained flats (2 x two bedrooms, 1 x one bedroom) over the ground, first and second floors.

Accommodation

Ground Floor
Flat 1
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

First Floor

Flat 2
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom

Second Floor

Flat 3
 Reception Room
 Kitchen
 Bedroom
 Bathroom



LOT 92A

12 Brownhill Road, Catford, London SE6 2EJ

*Guide Price
£550,000+

A Semi Detached Building Arranged to Provide Three Self Contained Flats (2 x Two Beds & 1 x One Bed) Part Let Producing £19,800 Per Annum.

Tenure

Freehold. The title will be split from 10 Brownhill Road upon completion, unless both properties are purchased by the same buyer.

Location

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

Description

The property comprises a semi-detached building arranged to provide three self contained flats (2 x two bedrooms, 1 x one bedroom) over the ground, first and second floors.

Tenancy

Flat 1 is subject to a Tenancy at rent of £1,650 per calendar month.

Accommodation

Ground Floor

Flat 1
Reception Room
Kitchen
Two Bedrooms
Bathroom

First Floor

Flat 2
Reception Room
Kitchen
Two Bedrooms
Bathroom

Second Floor

Flat 3
Reception Room
Kitchen
Bedroom
Bathroom



LOT 93

58A Herga Road, Harrow, Middlesex HA3 5AS

*Guide Price
£150,000+

A Vacant First Floor Two/Three Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th June 1986 (thus approximately **59 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

EPC Rating D



LOT 94

38B Birkbeck Place, Dulwich, London SE21 8JU

*Guide Price
£195,000+

A Vacant Lower Ground Floor One Bedroom Garden Flat

Tenure

Leasehold. The property is held on a 136 year lease from 1st January 1998 (thus approximately **107 years unexpired**).

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 lower ground floor one bedroom garden flat situated within a mid terrace building arranged over lower ground, raised ground and first floors.

Accommodation

Lower Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating D



LOT 95

1 Church Lane, Stoke Doyle, Peterborough, Cambridgeshire PE8 5TH

*Guide Price
£180,000+

A Vacant Three Bedroom Semi Detached House Situated on a Plot of Land Measuring Approximately 0.14 Acres / 549 sq m (5,904 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated within the picturesque village of Stoke Doyle, close to local shops and amenities. The open spaces of Barnwell Country Park are within easy reach. Transport links are provided by Corby rail station.

Description

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

Exterior

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

Accommodation

Ground Floor

Reception Room
Kitchen
Pantry
Utility Room
Storage Room
Separate WC

First Floor

Three Bedrooms
Bathroom

Note

The property has a shared sewage treatment plant serving both 1 and 2 Church Lane under an informal arrangement. Various service reports and invoices relating to this can be found in the Legal Pack. The vendor will not formalise any rights, maintenance or cost sharing arrangements prior to completion, and prospective purchasers must rely on their own enquiries.



LOT 96

52, 54 and 56 Fitzroy Street and 66-68 Station Avenue, Sandown, Isle of Wight P036 8HW

*Guide Price
£250,000+

A Vacant Derelict Mixed Use Corner Building Arranged to Provide Four Ground Floor Shops and an Office with Residential Units on the Upper Floors. Offered With Planning Permission for a Side Extension to Convert the Property into Seven Flats

Location

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

Description

The property comprises a derelict mixed use corner building arranged to provide four ground floor shops and an office with residential units on the upper floors. The property requires a program of refurbishment.

Planning

Isle of Wight Borough Council granted the following planning permission (ref: 24/00762/FUL) on 29th May 2024 : 'Partial demolition of side extension; Proposed conversion, alterations and side extension to form 7 flats'.

Tenure

Leasehold. The property is held on a 955 year lease from 11th November 1904 (thus approximately **834 years unexpired**).

Accommodation

Ground Floor
4 x Commercial Units
Office

First and Second Floors

Residential Units

Note

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



LOT 97

62 Holland Road, Chatham, Kent ME5 9TW

*Guide Price
£50,000+

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

Tenure

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

Location

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

Tenancy

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

Description

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

Accommodation

Ground Floor
Retail Area
G.I.A. Approximately 58 sq m

EPC Rating D



LOT **98**

Unit B, Atlantic Road, Bootle, Merseyside L20 1DR

*Guide Price
£95,000+

A Vacant Substantial Seven Storey Warehouse with a GIA of approximately 1,925 sq m. Potential for Re-Development (Subject to Obtaining all Relevant Consents)

Location

Situated in an established industrial district just off the A565 (Derby Road), approximately 0.25 miles from Bootle New Strand station and 2.5 miles north of Liverpool city centre. Excellent access to the Port of Liverpool and motorway connections via the A5058 and M57. Neighbouring uses include industrial units, workshops, storage, logistics operators and marine services.

Description

The property comprises a seven storey warehouse arranged over lower ground, ground and five upper floors,

Plans have been drawn up for an indicative scheme on the building and are available upon request

EPC

We have been advised that this building is exempt from needing an EPC.

Tenure

Freehold

Accommodation

Lower Ground Floor
274.10 sq m (2,950sq ft)

Ground Floor
275.28 sqm (2,963 sq ft)

First Floor
275.10 sq m (2,791 sq ft)

Second Floor
275.18 sq m (2,692 sq ft)

Third Floor
275.25 sq m (2,963 sq ft)

Fourth Floor
275.15 sq m (2,962 sq ft)

Fifth Floor
275.20 sq m (2,962 sq ft)

Total G.I.A Approximately
1,925.26sq m (20,283sq ft)

Joint Auctioneers



LOT **99**

98 Victoria Road North, Southsea, Hampshire PO5 1QE

*Guide Price
£250,000+

A Vacant Five 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 Britannia Park are within easy reach. Transport links are provided by Fratton rail station.

Description

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

EPC Rating D

Accommodation

Basement Floor
Two Rooms

Ground Floor
Three Reception Rooms
Kitchen
Conservatory

First Floor
Three Bedrooms
Bathroom
WC

Second Floor
Two Bedrooms

Total GIA Approximately 258 sqm /
2,785 sq ft



LOT 100

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

***Guide Price
£275,000+**

A Vacant Fourth Floor One Bedroom Flat

Tenure

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

Location

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

EPC Rating D

Description

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

Accommodation

Fourth Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 101

Flat 104 The Vista Building, 30 Calderwood Street, Woolwich, London SE18 6JF

***Guide Price
£145,000+**

A First Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £22,200 Per Annum

Tenure

Leasehold. The property is held on a 150 year lease from 1st January 2004 (thus approximately **127 years unexpired**).

Location

The property is situated in the South East London area of Woolwich close to local shops and amenities. The open spaces of Barrack Field are also within close proximity. Transport links are provided by Woolwich DLR, Woolwich Arsenal rail station and 0.6 miles from upcoming Crossrail station.

EPC Rating C

Description

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

Accommodation

First Floor
Open Plan Reception/Kitchen
Two Bedrooms (One with En-Suite)
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,850 per calendar month.



LOT 102 | **Flat B, 61 Lee High Road, Lewisham, London SE13 5NS**

*Guide Price
£140,000+

A Second and Third Floor One/Two Bedroom Split Level Flat. Offered with Vacant Possession

Location

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

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 17th May 2007 (thus approximately **80 years unexpired**).

Accommodation

Second Floor
Reception Room
Bedroom

Third Floor

Kitchen/Reception
Bathroom

EPC Rating C



LOT 103 | **Flat 1 155 Langdale Road, Thornton Heath, Croydon CR7 7PX**

*Guide Price
£160,000+

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 Grangewood Park are within easy reach. Transport links are provided by Thornton Heath rail station.

Description

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

Note

The client has advised that a new 99-year lease can be granted upon completion.

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 2007 (thus approximately **80 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 104

166 Montagu Road, Edmonton, London N18 2NP

*Guide Price
£325,000+

A Mid Terrace Building Arranged to Provide Two Self-Contained Two Bedroom Flats Part Let Producing £17,400 Per Annum

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Montagu Recreation Ground are within easy reach. Transport links are provided by Silver Street overground station and Meridian Water rail station.

Description
The property comprises a mid-terraced building arranged as two self-contained two bedroom flats over the ground and first floor floors.

Exterior
The ground floor flat benefits from a large rear garden and a garage.

Accommodation
Flat 166A - Ground Floor
Reception Room
Two Bedrooms
Kitchen
Bathroom

GIA 46 sq m
Flat 166B - First Floor
Reception Room
Two Bedrooms
Kitchen
Bathroom

GIA 40.82 sq m
Tenancy
The first floor flat is subject to a Periodic Tenancy at £1,450 per calendar month. Please refer to the legal pack for more information.

EPC Rating
Flat 166A - C Rating
Flat 166B - D Rating



LOT 105

4 Swansea Court, Beckton, London E16 2RT

*Guide Price
£175,000+

A Ground Floor Two Bedroom Flat

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Royal Victoria Gardens are within easy reach. Transport links are provided by King George V underground station (DLR line).

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

Tenure
Leasehold. The property is held on a 99 year lease from 24th December 1999 (thus approximately **72 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of




LOT 106 | **14 Malcolm Court, Stanmore, Middlesex HA7 4HN**

*Guide Price
£150,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

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

Location

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

Note

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

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 107 | **26 Priory Heights, Church Street, Dunstable, Bedfordshire LU5 4RQ**

*Guide Price
£60,000+

A Vacant Fourth Floor Two Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 3rd September 2004 (thus approximately **103 years unexpired**).

Accommodation

Fourth Floor

Reception Room with Open-Plan

Kitchen

Two Bedrooms

Bathroom

EPC Rating C



LOT 108

First Floor Rooms, 58 Holland Road, Kensington, London W14 8BB

*Guide Price
£100,000+

A Well Located First Floor Bedsit Subject to a Regulated Tenancy at Nil Rent

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1995 (thus approximately **95 years unexpired**).

Description

The property comprises a first floor bedsitting room with a separate bathroom situated within a mid terrace building arranged over ground and three upper floors.

Tenancy

The property is subject to a regulated tenancy at nil rent.

Note

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

Location

The property is situated in the sought after area of Kensington on a residential road close to local shops and amenities. The open spaces of Holland Park are within easy reach. Transport links are provided by Kensington (Olympia) underground (District line), overground and rail stations.

Accommodation

Bedsitting Room with Sink and Wardrobe
Separate Bathroom

EPC Rating C



LOT 109

134D Hertingfordbury Road, Hertford, Hertfordshire SG14 2AL

*Guide Price
£400,000+

A Plot of Land Measuring Approximately 395 sq m (4,252 sq ft). Offered with Planning Permission for the Erection of a Four Bedroom House

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Willowmead are within easy reach. Transport links are provided by Hertford North rail station and the A10.

Proposed Accommodation

G.I.A Measuring Approximately 3,250 sq ft

Planning

East Herts Borough Council granted the following planning permission (ref: 3/24/1684/CLE0) on 15th November 2024 : 'Confirmation that planning approval 3/19/2593/FUL "Erection of dwelling with undercroft parking" was implemented within 3 years of the date of the decision'.

Description

The lot comprises a plot of land measuring approximately 395 sq m (4,252 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.

Further Information

The seller has advised the plot has potential to erect three luxury flats (subject to all relevant consents).



LOT 110

By Order of the LPA Receivers
**39 Summerhouse Lane, Harmondsworth, West Drayton,
 Middlesex UB7 0AW**

*Guide Price
£325,000+

A Three Bedroom Semi Detached House Let at £21,600 Per Annum.

Tenure
 Freehold

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

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

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

EPC Rating E

Accommodation
Ground Floor
 Through Reception Room
 Kitchen
 Conservatory

First Floor
 Three Bedrooms
 Bathroom
 Separate WC

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

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



LOT 111

**Flat 3 2 South Terrace, Weston-super-Mare,
 North Somerset BS23 2AT**

*Guide Price
£40,000+

A Vacant First Floor Studio Flat

Location
 The property is situated on a residential road close to local shops and amenities. The open spaces of Jill's Garden and are within easy reach. Transport links are provided by Weston-super-Mare rail station.

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

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

Accommodation
First Floor
 Studio Room
 Kitchen
 Bathroom

EPC Rating D



LOT 112

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

*Guide Price
£110,000+

A Thirteenth Floor Two Bedroom Flat Subject to a Periodic 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 a Periodic 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 113

24 Fountain Street, Halifax, Calderdale HX1 1LW

*Guide Price
£275,000+

A Substantial Mid Terrace Building Arranged to Provide a Four Storey Former Public House Approximately 1,443.74 sq m (15,540 sq ft)

Location

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

Description

The property comprises a mid terrace building arranged to provide a four storey former public house. The property benefits from a lift serving the lower ground and ground floors.

Tenure

Freehold

Exterior

The property benefits from two roof terraces as well as dual access from Fountain Street to the front and Powell Street to the area providing flexibility for sub-dividing the building as part of any future conversion, subject to obtaining any necessary consents. Prospective purchases should rely on their own enquiries in this regard.



LOT **114**

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

*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 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. The property requires a program of refurbishment and repairs.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a courtyard rear garden.

EPC Rating G



LOT **115**

**Flat 3, 317 Barking Road, Plaistow,
London E13 8EE**

*Guide Price
£85,000+

A Vacant First Floor Studio Flat

Tenure
Leasehold. The property is held on a 125 year lease from 24th June 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 Star Lane Park are within easy reach. Transport links are provided by West Ham underground station (Circle line) and rail station.

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

Accommodation
First Floor
Studio Room
Bathroom

EPC Rating C



LOT 116

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

*Guide Price
£40,000+

A Vacant First and Second Floor Two Bedroom Split Level Flat

Location

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

Description

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

EPC Rating D

Tenure

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

Accommodation

First Floor
Reception Room

Second Floor
Kitchen (removed)
Two Bedrooms
Bathroom



LOT 117

**By Order of the LPA Receivers
60 Atlantic Road, Brixton, London SW9 8PY**

*Guide Price
£195,000+

A Vacant Double Fronted Retail Unit

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Loughborough Park are within easy reach. Transport links are provided by Brixton underground (Victoria line) and rail stations.

Description

The property comprises a double fronted retail unit situated within a mid terrace building arranged over ground and two upper floors.

Tenure

Leasehold. The property is held on a 999 year lease from 29th September 2001 (thus approximately **975 years unexpired**).

Accommodation

Ground Floor
Retail Unit
Kitchenette
Two WC's

Approx GIA: 57 sq m (617 sq ft)



LOT **118**

Flat 9, 44-46 First Avenue, Hove, East Sussex BN3 2FF

*Guide Price
£195,000+

A Vacant Fourth Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 189 year lease from 25th December 1973 (thus approximately 136 years unexpired).

Location

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

Description

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

Accommodation

Fourth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT **119**

By Order of the LPA Receivers
Flat 6 Regatta Point, 1 Manilla Street, Canary Wharf, London E14 8JZ

*Guide Price
£275,000+

A Second Floor One Bedroom Flat Offered with Vacant Possession

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.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony.

On the Instructions of



Description

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

Note

Please note that all registered bidders will need to be approved by the seller prior to bidding.

EPC Rating B



LOT 119A

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.

Note

Please note that all registered bidders will need to be approved by the seller prior to bidding.

Accommodation

First Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C

On the Instructions of



LOT 120

**96 Bath Road, Slough,
 Buckinghamshire SL1 3SY**

*Guide Price
£480,000+

A Six Bedroom Mid Terrace HMO Fully Let Producing £64,000 Per Annum

Location

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

Description

The property comprises a six bedroom mid terrace HMO arranged over ground and first floors.

Tenancy

The property is subject to individual tenancies at a rent of £64,000 per annum. Please refer to the legal pack for further information.

Tenure

Freehold

Accommodation

Ground Floor
 Three Letting Rooms (All with En-Suites)

First Floor

Kitchen
 Two Letting Rooms (Both with En-Suites)

Second Floor

Letting Room (with En-Suite)

Exterior

The property benefits from a rear garden.



LOT **121**

The Glynne, Cornist Road, Flint, Clwyd CH6 5HG

*Guide Price
£130,000+

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 Flint Foreshore are within easy reach. Transport links are provided by Flint rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Storage Rooms
WC
Former Shop Area

First Floor
Four Bedrooms
Bathroom

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

EPC Rating F



LOT **122**

4 Orchard Court 27 Clifford Road, Barnet, Hertfordshire EN5 5PQ

*Guide Price
£165,000+

A Vacant Ground Floor Studio Flat

Tenure
Leasehold. The property is held on a 99 year lease from 27th February 2002 (thus approximately **75 years unexpired**).

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

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

Accommodation
Ground Floor
Studio Room
Kitchen
Bathroom

EPC Rating C



LOT 123

68-76 Front Street, Stanley, County Durham DH9 0HU

*Guide Price
£350,000+

A Mid Terrace Building Arranged to Provide Two Retail Units and First Floor Ancillary Space Fully Let Producing £40,000 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. Nearby multiples include Aldi, Greggs and Boots. The open spaces of Oakey Park are within easy reach. Transport links are provided by Chester le-Street rail station.

Description

The property comprises a mid terrace building arranged to provide two retail units and first floor ancillary space.

Tenure

Freehold

Accommodation

Ground Floor
Two Retail Units

First Floor

Ancillary Space

Tenancy

The property is subject to two leases at a combined rent of £40,000 per annum.



LOT 124

Flat A, 25 Westbourne Gardens, Folkestone, Kent CT20 2HY

*Guide Price
£70,000+

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 The Lower Leas Coastal Park are within easy reach. Transport links are provided by Folkestone Central rail station.

Description

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

Tenure

Leasehold. The property is held on a 189 year lease from 25th December 1991 (thus approximately **154 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom with En-Suite

EPC Rating F



LOT **125**

Garage at 61 Moatfield Road, Bushey, Hertfordshire WD23 3BP

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage

Tenure

Share of Freehold. The property is held on a 900+ year lease.

Location

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

Description

The property comprises a single storey lock up garage



LOT **126**

15 Third Avenue, Wembley, Middlesex HA9 8QE

*Guide Price
£130,000+

A Vacant Ground Floor Two Bedroom Garden Flat

Tenure

Leasehold. The property is held on a 99 year lease from 14th October 1955 (thus approximately **28 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating C



LOT 127 | **22 Regal Court, Edmonton, London N18 2XU**

*Guide Price
£90,000+

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.

Note

We understand from the vendor that the property has an estimated rental value of circa £24,000 per annum. Buyers should rely on their own enquiries.

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 128 | **18 Victoria Square, Truro, Cornwall TR1 2RX**

*Guide Price
£90,000+

A Vacant End of Terrace Commercial Building. 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 Victoria Gardens are within easy reach. Transport links are provided by Truro rail station.

Description

The property comprises an end of terrace commercial building arranged over ground and two upper floors.

Note

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

Accommodation

Ground Floor
Retail Area
Kitchen

First Floor

Retail Area
WC

Second Floor

Offices
Kitchenette

Total G.I.A Approximately 84 sq m



LOT **129**

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

*Guide Price
£195,000+

A Third 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 Aberford Park are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Elstree & Borehamwood rail station.

Exterior

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

EPC Rating B

Tenure

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

Description

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

Accommodation

Third Floor
Open Plan Reception Room/Kitchen
Bedroom
Bathroom



LOT **130**

23 Green Lanes, Epsom, Surrey KT19 9TW

*Guide Price
£420,000+

A Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 131

12 Maumbury Road, Dorchester, Dorset DT1 1QW

*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 Borough Gardens are within easy reach. Transport links are provided by Dorchester South 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

EPC Rating D



LOT 132

35 Potter Street, Worksop, Nottinghamshire S80 2AE

*Guide Price
£165,000+

A Vacant Grade II Listed Mid Terrace Commercial Building Arranged to Provide Nine Offices

Tenure
Freehold

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

Description
The property comprises a Grade II Listed mid terrace commercial building arranged to provide nine offices over lower ground, ground and two upper floors.

EPC Rating:143F

Accommodation
Lower Ground Floor
Three Rooms

Ground Floor
Reception Area
Communal Kitchen
Five Offices
WC

First Floor
Four Offices
Two WC's

Second Floor
Reception Room with Kitchenette
Storage Rooms

Exterior
The property benefits from communal parking.

Joint Auctioneers



LOT **133**

9 Emmanuel Court, Mill Street, Sutton Coldfield, Birmingham B72 1TJ

*Guide Price
£400,000+

A Vacant Three Storey Mid Terrace Office Building Measuring Approximately 411 sqm / 4,425 sq ft

Tenure
Freehold

Location

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

Description

The property comprises a three storey mid terrace office building.

EPC Rating B

Accommodation

Ground Floor
G.I.A Approximately Measuring 143 sq m (1,535 sq ft)

First Floor

G.I.A Approximately Measuring 141 sq m (1,521 sq ft)

Second Floor

G.I.A Approximately Measuring 127 sq m (1,369 sq ft)

Exterior

The property benefits from eleven parking spaces.

Tenancy

We are advised by the vendor that the entire property would rent in the region of £45,000 per annum.



LOT **134**

354B Kingston Road, Epsom, Surrey KT19 0DT

*Guide Price
£120,000+

A Vacant First Floor Two Bedroom Flat

Location

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

Description

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

Tenure

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

Accommodation

First Floor
Reception Room with Open Plan Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 135

The Haven 7 Approach Road, West Molesey, Surrey KT8 2LW

*Guide Price
£300,000+

A Three Bedroom Semi Detached House

Location

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

Description

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

Exterior

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

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

On the Instructions of



LOT 136

51 Wood Avenue, Sandiacre, Nottingham, Nottinghamshire NG10 5FX

*Guide Price
£180,000+

A Vacant Two Bedroom Semi Detached House. Offered With Planning Permission for the Erection of an Additional House to the Side of the Existing Dwelling

Tenure

Freehold

Location

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

Description

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

Exterior

The property benefits from a side and rear garden.

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Planning

Erewash Borough Council granted the following planning permission (ref: ERE/1125/0036) on 27/03/2026: 'Erection Of 3 Bedroom New Build Property On Land Adjacent To Number 51 Wood Avenue With Associated Dropped Kerb And Driveway. New Dropped Curb And Driveway Installed For Number 51'.



LOT **137**

**27 Cherry Orchard, Stratford-upon-Avon,
Warwickshire CV37 9AP**

*Guide Price
£220,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Shottery Field are within easy reach. Transport links are provided by Stratford-upon-Avon rail station.

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

EPC Rating D

Accommodation
Ground Floor
Through Reception Room
Kitchen
Utility Area
WC

First Floor
Three Bedrooms
Bathroom
Separate WC

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



LOT **138**

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

*Guide Price
£50,000-£100,000

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 **1 year and 10 months 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 139

25 Stanley Avenue, Beckenham,
Kent BR3 6PU

*Guide Price
£410,000+

A Four Bedroom Mid Terrace Townhouse

Tenure
Freehold

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

Description
The property comprises a four bedroom mid terrace townhouse arranged over ground and two upper floors.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Four Bedrooms
Bathroom

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

On the Instructions of



LOT 140

56 Pamplins, Basildon,
Essex SS15 5BJ

*Guide Price
£95,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 10th January 1994 (thus approximately **93 years unexpired**).

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

EPC Rating D

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

Accommodation
First Floor
Reception Room/Kitchen
Two Bedrooms
Bathroom



LOT **141**

**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 **142**

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

*Guide Price
£130,000+

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. The property requires a program of refurbishment and repairs.

Accommodation
Ground Floor
Two Rooms
Kitchen
Bathroom

First Floor
Three Rooms

Exterior
The property benefits from a rear garden.

EPC Rating E



Next auction: 24th June & 25th June

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LOT **143**

**88 Glebelands Close, Finchley,
London N12 0AL**

*Guide Price
£230,000+

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 Victoria Park are within easy reach. Transport links are provided by West Finchley underground station (Northern line).

Description

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

EPC Rating B

Tenure

Leasehold. The property is held on a 157 year lease from 1st March 2003 (thus approximately **133 years unexpired**).

Accommodation

Fourth Floor
Open Plan Reception/Kitchen
Two Bedrooms
Two Bathrooms
GIA approx 79 sq m (851 sq ft)

Exterior

The property benefits from a balcony and a parking space.

On the Instructions of



LOT 144

2 Hillside, Gate Hill, Dunkirk, Faversham, Kent ME13 9LN

*Guide Price
£125,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

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

EPC Rating E



LOT 145

34 Clyffe Pypard, Swindon, Wiltshire SN4 7PY

*Guide Price
£140,000+

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 146

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

***Guide Price
£600,000+**



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 **147**

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

*Guide Price
£100,000+

A First Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £17,232 Per Annum

Tenure

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

Location

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

Tenancy

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

Note

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT **148**

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

*Guide Price
£20,000-£60,000

A Vacant Ground Floor One Bedroom Flat

Tenure

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

Location

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

EPC Rating E

Description

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

Accommodation

Ground Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 149

6 Week Completion Available or Earlier if Required
**Flat 2, 42 Frimley Road, Camberley,
 Surrey GU15 3BD**

*Guide Price
£30,000-£80,000

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1982 (thus approximately **56 years unexpired**). At the buyer's request a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

Location

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

Description

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

Accommodation

Ground Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from off street parking.

EPC Rating G



LOT 150

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

*Guide Price
£195,000+

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 151

14 North Avenue, Bedworth,
Warwickshire CV12 9EQ

*Guide Price
£110,000+

A Vacant Two Bedroom End of Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Utility Room

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating



LOT 152

By Order of the LPA Receivers
220A Hornchurch Road, Hornchurch,
Essex RM11 1QJ

*Guide Price
£100,000+

A 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 Hylands Park are within easy reach. Transport links are provided by Emerson Park underground station (Liberty line).

Note
We understand that the property is occupied however, the receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information. The property has not been inspected by Auction House London. All information has been compiled from a report supplied by the receiver.

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

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



LOT 153

19 City Exchange, Lowgate, Hull, North Humberside HU1 1AA

*Guide Price £25,000-£50,000

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 148 year lease from 23rd November 2001 (thus approximately 123 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 Hull rail station.

Description

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

Accommodation

Second Floor Reception Room with Open-Plan Kitchen Bedroom Bathroom

EPC Rating D



LOT 154

81A Honley Road, Catford, London SE6 2HY

*Guide Price £210,000+

A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £13,800 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 22nd February 1985 (thus approximately 58 years unexpired).

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor Reception Room Kitchen Two Bedrooms Bathroom

Exterior

The property benefits from a private rear garden.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,150 per calendar month. Please refer to the legal pack for more information.

On the Instructions of



LOT **155**

**16-17 Larkstone Terrace, Hillsborough Road, Ilfracombe,
Devon EX34 9NU**

*Guide Price
£20,000-£60,000

A Pair of Vacant Terraced Buildings Arranged to Provide Seventeen Flats

Tenure

Freehold

Description

The property comprises a pair of terraced buildings arranged to provide seventeen flats arranged over two lower ground, ground and four upper floors. The property requires a program of refurbishment and structural repairs.

Note

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

Location

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

Accommodation

The building consists of seventeen units (3 x self-contained flats, 14 x shared units)



LOT **156**

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

*Guide Price
£45,000-£90,000

A Vacant Fifth Floor One Bedroom Flat

Tenure

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

Location

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

EPC Rating C

Description

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

Accommodation

Fifth Floor
Reception Room
Kitchen
Bedroom
Utility Room
Bathroom
Separate WC



LOT 157

Flat 5 Kilrush Court, 141 Bonner Hill Road, Kingston upon Thames, Surrey KT1 3HF

*Guide Price
£165,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1981 (thus approximately 54 years unexpired).

Location

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

EPC Rating D

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from allocated parking.



LOT 158

By Order of the LPA Receivers 6 Bexley Street, Whitstable, Kent CT5 1HD

*Guide Price
£240,000+

A Two Bedroom Mid Terrace House

Location

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

Description

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

Tenancy

The receiver understands that the property is periodically used for short-term lettings, such as Airbnb and that the income from these bookings is being paid directly to the owner. The receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

Tenure

Freehold

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

Note

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



LOT **159**

Lower Ground Floor Flat, 226 Liverpool Road, Islington, London N1 1LG

*Guide Price
£300,000+

A Lower Ground Floor One Bedroom Flat

Location

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

Description

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

EPC Rating F

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1979 (thus approximately **52 years unexpired**).

Accommodation

Lower Ground Floor

Reception Room
Kitchen
Utility
Bedroom
Bathroom

Exterior

The property benefits from a rear patio.

On the Instructions of



LOT **160**

Land Adjacent to 15 Wood End Close, Hemel Hempstead, Hertfordshire HP2 4RF

*Guide Price
£10,000-£20,000

A Plot of Land Measuring Approximately 246 sq m (2,648 sq ft)

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 246 sq m (2,648 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Keens Field are within easy reach. Transport links are provided by Hemel Hempstead rail station and the M1.

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.





Lots 161 - 225

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LOT **161**

By Order of the Executors
**110 Dewsbury Road, Luton,
 Bedfordshire LU3 2HJ**

*Guide Price
£180,000+

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 Cowslip Meadow Nature Reserve are within easy reach. Transport links are provided by Leagrave 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 and off street parking.



LOT **162**

**Flat B 4 Brampton Park Road, Wood Green,
 London, N22 6BG**

*Guide Price
£295,000+

A Vacant First and Second Floor Three Bedroom Split Level Flat

Tenure
 Leasehold. The property is held on a 99 year lease from 1st January 1981 (thus approximately **53 years unexpired**).

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

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.

Accommodation
First Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom
 Separate WC

Second Floor
 Two Bedrooms



LOT **163**

By Order of the Executors
**5 Jessop Street, Codnor, Ripley,
Derbyshire DE5 9RN**

*Guide Price
£65,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT **164**

By Order of the Executors
**37 Chambers Road, St. Leonards-on-Sea,
East Sussex TN38 9HY**

*Guide Price
£165,000+

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 Marsh Wood are within easy reach. Transport links are provided by St Leonards Warrior 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
Reception Room
Kitchen

First Floor
Three Bedrooms (one with an en-suite)
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT **165**

By Order of the Executors
**29 Coop Street, Bolton,
 Lancashire BL1 6PT**

*Guide Price
£82,000+

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 Astley Bridge Park are within easy reach. Transport links are provided by Hall i' th' Wood rail station.

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 21st October 1868 (thus approximately **842 years unexpired**).

Accommodation

Ground Floor
 Reception Room
 Kitchen

First Floor

Two Bedrooms
 Bathroom

Exterior

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

LOT **166**

By Order of the Executors
**44 Hathersage Road, Hull,
 North Humberside HU8 0EL**

*Guide Price
£95,000+

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 Swinton Grove Park are within easy reach. Transport links are provided by Manchester Oxford Road rail station.

Description

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

Accommodation

Ground Floor
 Reception Room
 Kitchen
 Separate WC

First Floor

Two Bedrooms
 Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT **167**

By Order of the Executors
**42 Prout Street, Manchester,
Lancashire M12 4PA**

*Guide Price
£70,000+

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 Crowcroft Park are within easy reach. Transport links are provided by Belle Vue rail station.

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 26th June 1903 (thus approximately **876 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT **168**

By Order of the Executors
**62 Blenheim Drive, Allestree, Derby,
Derbyshire DE22 2LE**

*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 Allestree Recreation Ground are within easy reach. Transport links are provided by Derby 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
Three Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT **169**

By Order of the Executors
**11A Lodge Close, Portslade, Brighton,
 East Sussex BN41 2PZ**

*Guide Price
£215,000+

A Vacant One 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 Southwick Hill Recreation Ground are within easy reach. Transport links are provided by Fishergate rail station.

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

Accommodation
Ground Floor
 Reception Room
 Kitchen

First Floor
 Bedroom
 Bathroom

Exterior
 The property benefits from a rear garden.



LOT **170**

By Order of the Executors
**36 Greet Road, Lancing,
 West Sussex BN15 9NS**

*Guide Price
£300,000+

A Vacant Two Bedroom Semi Detached Bungalow

Tenure
 Freehold

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

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

Accommodation
Ground Floor
 Reception Room
 Kitchen
 Conservatory
 Two Bedrooms
 Bathroom

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



LOT 171

By Order of the Executors
**132 Walnut Tree Close, Guildford,
 Surrey GU1 4UQ**

*Guide Price
£300,000+

A Vacant Three Bedroom End of Terrace House

Tenure
 Freehold

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

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

Accommodation
Ground Floor
 Two Reception Rooms
 Kitchen

First Floor
 Three Bedrooms
 Bathroom

Exterior
 The property benefits from both front and rear gardens.



LOT 172

By Order of the Executors
**254 The Dashes, Harlow,
 Essex CM20 3RZ**

*Guide Price
£200,000+

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 Harlow Town Park are within easy reach. Transport links are provided by Harlow Town 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
 Utility Room

First Floor
 Two Bedrooms
 Bathroom

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



LOT **173**

By Order of the Executors
**908 St. Helens Road, Bolton,
 Lancashire BL5 1AA**

*Guide Price
£175,000+

A Vacant Three Bedroom Semi Detached House

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Ye Olde Delph Bowmen Woodland are within easy reach. Transport links are provided by Hag Fold rail station.

Description

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

Tenure

Leasehold. The property is held on a 900 year lease from 1st August 1927 (thus approximately **801 years unexpired**).

Accommodation

Ground Floor
 Two Reception Rooms
 Kitchen

First Floor

Three Bedrooms
 Bathroom

Exterior

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



LOT **174**

By Order of the Executors
**Flat 2 35 Prince of Wales Road, Cromer,
 Norfolk NR27 9HS**

*Guide Price
£80,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st September 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 Comer Beach are within easy reach. Transport links are provided by Cromer rail station.

Description

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

Accommodation

First Floor
 Reception Room
 Kitchen
 Two Bedrooms
 Bathroom
 Separate WC



LOT **175**

By Order of the LPA Receivers
**66 Cornmill Lane, Liversedge,
West Yorkshire WF15 7DZ**

*Guide Price
£275,000+

A Four Bedroom Detached Chalet Bungalow Let at £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 Algernon Firth Park are within easy reach. Transport links are provided by the A62.

Description

The property comprises a four bedroom detached chalet bungalow.

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 26th May 2023 at a rent of £1,500 per calendar month (holding-over). The receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

Accommodation

Ground Floor

Open Plan Reception/Kitchen
Reception Room
Bedroom
Utility Room
WC

First Floor

Three Bedrooms (One with an En-Suite)
Bathroom

Exterior

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

Note

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



LOT **175A**

**Flat 45 41 Millharbour, Isle of Dogs,
London E14 9NA**

*Guide Price
£275,000+

A Fifth Floor Two Bedroom Flat

Tenure

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

Location

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

Description

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

Accommodation

Fifth Floor

Open Plan Reception/Kitchen
Two Bedrooms
Two Bathrooms
GIA Approx: 71 sq m

Exterior

The property benefits from a balcony.

EPC Rating B

On the Instructions of



LOT **176**

**34C Harmer Street, Gravesend,
Kent DA12 2AX**

*Guide Price
£80,000-£105,000

**A First Floor One Bedroom Flat Subject to a Periodic Tenancy
Producing £10,200 Per Annum**

Tenure

Leasehold. The property is held on a 99 year lease from 1st February 2021 (thus approximately **93 years unexpired**).

Location

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £850 per calendar month.

EPC Rating E

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT **177**

**Garage at 34 Charles Road, Filton, Bristol,
Avon BS34 7ET**

*Guide Price
£3,000+

**A Vacant Single Storey Lock Up Garage Situated on A Plot of
Land Measuring Approximately 40 sq m (430 sq ft)**

Tenure

Freehold

Location

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

Description

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 40 sq m (430 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.



LOT 178

Basement at 42 Albert Road, Yiewsley, West Drayton, Middlesex UB7 8ER

***Guide Price
£5,000-£15,000**

A Vacant Lower Ground Floor Basement Unit. Previously Offered With Planning Permission to Convert the Basement into a One Bedroom Flat (Planning has Lapsed)

Tenure

Freehold

Location

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

Planning

Hillingdon Borough Council granted the following planning permission (ref: 30662/APP/2002/2783) on 18th June 2003 : 'Conversion of basement into a one bedroom flat'. Planning has now lapsed.

Description

The property comprises a lower ground floor basement unit situated within a semi detached building arranged over lower ground, ground and first floors.

Accommodation

Lower Ground Floor

Basement Unit

G.I.A Approximately Measuring 344 sq ft

Proposed Accommodation

Lower Ground Floor

Reception Room

Kitchen

Bedroom

Bathroom

Separate WC



LOT 178A

11 Brus Corner, Hartlepool, Cleveland TS24 9LA

***Guide Price
£10,000+**

A First and Second Floor Three Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £4,680 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2007 (thus approximately **105 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of South Crimdon Beach are within easy reach. Transport links are provided by Seaton Carew 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.

Accommodation

First Floor

Reception Room

Kitchen

Second Floor

Three Bedrooms

Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £390 per calendar month.

EPC Rating D



LOT **179**

Imperial Buildings, Bevan Street East, Lowestoft, Suffolk NR32 2AA

*Guide Price
£370,000+

A Detached Building Arranged to Provide Three Ground Floor Retail Units and Four Flats (4 x One Bedroom) on the Upper Floors Part Let Producing £46,700 Per Annum (Reflecting a Gross Initial Yield of 12.6% based on the Guide Price).

Tenure

Freehold

Location

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

Description

The property comprises a detached building arranged to provide three ground floor retail units and four flats (4 x one bedroom flats).

Accommodation

Ground Floor

Three Retail Units

First Floor

4 x One Bedroom Flats

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Shop 1	Ground	Retail Unit	Lease for a term of 5 years commencing 1st September 2023	£6,500 Per Annum
Shop 2	Ground	Retail Unit	Lease for a term of 5 years commencing 1st May 2023	£6,600 Per Annum
Shop 3	Ground	Retail Unit	Vacant	N/A
4 x Flats	Uppers	4 x One Bedroom Flats	Individually let for a term of 5 years commencing 10th April 2023	£33,600 Per Annum



LOT **180**

39 Wherside Close, Thamesmead, London SE28 8HB

*Guide Price
£145,000+

A First Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £16,800 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1979 (thus approximately **53 years unexpired**).

Location

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

Tenancy

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

Description

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

Accommodation

First Floor

Reception Room

Kitchen

Bedroom

Bathroom

Exterior

The property benefits from a garage.

EPC Rating F



LOT **181**

**16 St. James Court, St. James's Road, Croydon,
Surrey CR0 2SE**

*Guide Price
£95,000+

**A Third Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £15,600 Per Annum**

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1934 (thus approximately **7 years unexpired**).

Location

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

Tenancy

The property is subject to a Periodic Tenancy for a term of six months commencing 28th August 2024 at a rent of £1,300 per calendar month.

Note

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

Description

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

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens.

EPC Rating E



LOT **182**

**Edenbrook, Holdforth Road, Hartlepool,
Cleveland TS24 9AJ**

*Guide Price
£130,000+

**A Vacant Five Bedroom Detached Bungalow in Shell Condition
Situated on a Large Plot of Land Measuring Approximately 710
Sq M Adjacent to a Hospital.**

Location

The property is situated on a residential road adjacent to a hospital and nursery with local shops and amenities close by including Hartlepool Marina and the open spaces of King George V Playing Fields. Transport links are provided by Hartlepool rail station.

Description

The property comprises a five bedroom detached building in shell condition. The plot measures approximately 710 sq m (7,642 sq ft).

EPC Rating E

Tenure

Freehold

Accommodation

As the property is in shell condition, there are no rooms at present.

Planning

Previous planning permission granted for an 11 bedroom development, ref: H/2011/0657



LOT **183**

**82B Croydon Road, Caterham,
Surrey CR3 6QD**

*Guide Price
£30,000-£60,000

A Vacant Second Floor Unit

Tenure

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

Location

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

EPC Rating D

Description

The property comprises a second floor unit situated within an end of terrace building arranged over ground and two upper floors. The property is in shell condition and requires a program of refurbishment.

Accommodation

Second Floor
Open Plan Room

Note

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



LOT **184**

**94 Rosalind Street, Ashington,
Northumberland NE63 9BW**

*Guide Price
£20,000+

A Three Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £4,800 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to a Periodic Tenancy for a term of 6 months commencing 29th July 2022 at a rent of £400 per calendar month (Holding Over).

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 185

17 West End, Kirkbymoorside, York, North Yorkshire YO62 6AD

*Guide Price
£260,000+

A Mid Terrace Building Arranged to Provide Five Self-Contained Flats (5 x One Bedroom) Fully Let Producing £31,560 Per Annum

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 Malton rail station and the A170.

Description

The property comprises a mid terrace building arranged to provide five self-contained flats (5 x one bedroom) arranged over ground and two upper floors.

EPC Rating

Flat 17A - C
Flat 17B - D
Flat 17C - C
Flat 17D - C
Flat 17E - C

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
17A	Ground	One Bedroom Flat	17th November 2023 (Holding Over)	£495 Per Calendar Month
17B	Ground	One Bedroom Flat	6 Months from 26th July 2023 (Holding Over)	£485 Per Calendar Month
17C	First	One Bedroom Flat	12 Months from 18th July 2026	£550 Per Calendar Month
17D	First	One Bedroom Flat	12 Months from 7th February 2026	£550 Per Calendar Month
17E	First/Second	One Bedroom Flat	12 Months from 12th September 2025	£550 Per Calendar Month



LOT 186

68A High Street, Stanton Hill, Nottinghamshire NG17 3GA

*Guide Price
£25,000-£50,000

A Vacant Four Room Corner Building. Potential to Convert into an HMO (subject to obtaining all relevant consents)

Tenure

Freehold

Location

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

Description

This property comprises a first floor four room maisonette situated in an end of terrace arranged over ground and first floors.

Accommodation

Ground Floor
Room

First Floor

Three Rooms
Bathroom

Exterior

The property benefits from a private rear garden

EPC Rating D



LOT 187

44 Woodcroft, Telford, Shropshire TF7 5NE

*Guide Price
£40,000-£80,000

A Four Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £4,800 Per Annum

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 Telford Central rail station.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £400 per calendar month.



LOT 188

Suites 1-3 28-30 Fore Street, Wellington, Somerset TA21 8AQ

*Guide Price
£50,000+

First Floor Office Units Let for £12,000 Per Annum (Reflecting a 24% Yield on the Guide Price)

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1983 (thus approximately **55 years unexpired**).

Description

The property comprises first floor office units situated within a Grade II Listed building arranged over ground and first floors.

Tenancy

The property is subject to a lease at a rent of £12,000 per annum. Break clause after 5 years. The vendor has advised that a new term of 10 years will be added.

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Wellington Park are within easy reach. Transport links are provided by Taunton rail station and the M5.

Accommodation

First Floor
7 x Office Units
Communal Kitchen
WC's

VAT

VAT is not applicable



LOT 189

**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.

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 190

**By Order of the LPA Receivers
Tig Bhan Llanteg, Narberth,
Dyfed SA67 8PU**

*Guide Price
£370,000+

A Detached House Arranged to Provide 2 x Two Bedroom Holiday Lets Currently Let via AirBNB. 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 Telpyn Beach are within easy reach. Transport links are provided by Saunders foot rail station.

Description

The property comprises a detached house arranged to provide 2 x two bedroom holiday lets arranged over ground and first floors.

Accommodation

House Let No 1
Open Plan Reception/Kitchen
Bedroom
Bathroom
Sun Room

First Floor

Bedroom

House Let No 2

Open Plan Reception/Kitchen
Reception Room
Two Bedrooms
Bathroom
Utility Room

Approx GIA: 100 sq m (1,076 sq ft)

Exterior

The property benefits from a heated outdoor pool, garage and off-street parking for numerous vehicles.



LOT **191**

5 & 7 Grants Walk & 8 Bodmin Road, St. Austell, Cornwall PL25 5AA

*Guide Price
£140,000+

A Vacant Mid Terrace Building Arranged to Provide a Retail Unit and 2 x One Bedroom Flats Above

Tenure
Freehold

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

Description
The property comprises a mid terrace building arranged to provide a ground floor retail unit, a first floor one bedroom flat and a second floor one bedroom flat.

Accommodation
8 Bodmin Road
Ground Floor
Retail Unit

5 Grants Walk
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

7 Grants Walk
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Note
There is no option to tax on 8 Bodmin.



LOT **192**

728 Parkfield Road, Wolverhampton, West Midlands WV4 6EE

*Guide Price
£15,000-£30,000

A Vacant Ground Floor Studio Flat

Tenure
Leasehold. The property is held on a 120 year lease from 30th December 1981 (thus approximately **75 years unexpired**).

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

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

Accommodation
Ground Floor
Studio Room
Kitchen
Bathroom
EPC Rating D



LOT 193

Apartment 011 New Bank House, 100 Queen Street, Sheffield, South Yorkshire S1 2FA

*Guide Price
£25,000-£50,000

A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £12,000 Per Annum

Tenure

Leasehold. The property is held on a 250 year lease from 14th January 2015 (thus approximately **238 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,000 per calendar month.

EPC Rating E



LOT 194

Apartment 117 New Bank House, 100 Queen Street, Sheffield, South Yorkshire S1 2FA

*Guide Price
£25,000-£50,000

A First Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £12,000 Per Annum

Tenure

Leasehold. The property is held on a 250 year lease from 14th January 2015 (thus approximately **238 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,000 per calendar month.

EPC Rating C



LOT **195**

Flat 4, 15 Hartington Road, Stockton-on-Tees, Cleveland TS18 1HD

*Guide Price
£10,000+

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 999 year lease from 2nd August 2022 (thus approximately **995 years unexpired**).

Location

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

Note

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

Description

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

Accommodation

First Floor
Studio Room
Bathroom



LOT **196**

21 Preston Lane, Lyneham, Chippenham, Wiltshire SN15 4AR

*Guide Price
£150,000+

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

Tenure

Freehold

Location

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

Description

The property comprises a two bedroom semi detached house arranged over ground and first floors. The property benefits from a large rear garden and there is potential for development or extension (Subject to obtaining all relevant consents). We understand the property is of non-standard construction. The property requires a program of refurbishment and repairs.

Accommodation

Ground Floor
Kitchen
Reception Room

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a large rear garden.

EPC Rating D



LOT 197

18 Cross Street, Skegness, Lincolnshire PE25 3RH

*Guide Price
£40,000-£70,000

A Three Bedroom Mid Terrace House Subject to a Regulated Tenancy Producing £6,240 Per Annum

Tenure

Freehold

Location

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

Description

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

Note

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to a Regulated Tenancy at a rent of £520 per calendar month.



LOT 198

13 Cross Street, Skegness, Lincolnshire PE25 3RH

*Guide Price
£40,000-£70,000

A Three Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £9,000 Per Annum

Tenure

Freehold

Location

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

Description

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

Tenancy

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

EPC Rating C

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.



LOT **199**

111E Barnsley Road, South Elmsall, Pontefract, Wakefield WF9 2BH

*Guide Price
£15,000+

A Vacant Three Bedroom Semi Detached House

Location

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

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen

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.

First Floor

Three Bedrooms
Bathroom



LOT **200**

4 Highfield Road, Newbold, Derbyshire S41 7EY

*Guide Price
£35,000+

A Plot of Land Measuring Approximately 350 sq m (3,767 sq ft). Offered With Planning Permission for the Erection of a Four Bedroom Detached House

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 350 sq m (3,767 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.

Planning

Chesterfield Borough Council granted the following planning permission (ref: CHE/25/00103/FUL) on 6th March 2025 : 'Erection of a 4-bedroom detached self-build dwelling'.



LOT 201

4 Milburn Street, Crook, County Durham DL15 9DY

*Guide Price
£50,000+

A Four Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £6,000 Per Annum

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 A68 and A689.

Description

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £500 per calendar month. The tenant has been in occupation for 16 years.

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Four 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 compiled by previous marketing particulars.



LOT 202

Land Between 19 and 37 School Lane, Castleford, West Yorkshire WF10 4DN

*Guide Price
£90,000-£110,000

A Freehold Development Site Measuring Approximately 1,260 sq m (13,562 sq ft). Previously Offered With Planning Permission for the Erection of 14 Dwellings (8 x Studio, 3 x One Bedroom and 3 x Three Bedroom)

Tenure

Freehold

Location

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

Description

A prominent and well fenced site with long frontage to existing residential measuring approximately 1,260 sq m (13,562 sq ft).

Planning

Wakefield Borough Council granted the following planning permission (ref: 19/01355/FUL) on 16th January 2020: 'Residential Development of 14 dwellings comprising 8no. studio apartments, 3no. duplex apartments and 3no. dwellings including associated external landscaping, parking, bin storage areas and works'. Planning has now lapsed.



LOT 202A

Land at Southall Road, Dawley, Telford, Shropshire TF4 3NA

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 260 sq m (2,798 sq ft)

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Telford Town Park are within easy reach. Transport links are provided by the M54 to the north.

Description
The lot comprises a plot of land measuring approximately 260 sq m (2,798 sq ft).

Joint Auctioneers

HAMMERED

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 202B

Land at Southall Road, Dawley, Telford, Shropshire TF4 3NA

*Guide Price
£7,500+

A Plot of Land Measuring Approximately 763 sq m (8,213 sq ft)

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Telford Town Park are within easy reach. Transport links are provided by the M54 to the north.

Description
The lot comprises a plot of land measuring approximately 763 sq m (8,213 sq ft).

Joint Auctioneers

HAMMERED

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 at Manor End, Lower Luton Road, Wheathampstead, St. Albans, Hertfordshire AL4 8JH

*Guide Price
£30,000+

A Plot of Land Measuring Approximately 1,172 sq m (12,617 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road adjacent to a large detached property and contiguous with a housing estate. The open spaces of Batford Springs Nature Reserve are within easy reach. The plot is within walking distance of the new Katherine Warington School. Transport links are provided by Harpenden rail station and the M1.

Description

The lot comprises a plot of land measuring approximately 1,172 sq m (12,617 sq ft).

Note

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



LOT 204

Land 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 205

Land to the Rear of 73 Etnam Street, Leominster, Herefordshire HR6 8AE

*Guide Price
£30,000+

A Vacant Derelict Two Storey Detached Dwelling Situated on a Plot of Land Measuring 163 sq m (1,755 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The property comprises a derelict two storey detached dwelling situated on a plot of land measuring approximately 163 sq m (1,755 sq ft). The property requires a program of refurbishment.

Exterior

The property benefits from a rear garden.

Planning

Leominster Borough Council previously granted the following planning permission (ref: DMN/111443/RM) on 12th July 2011 for the erection of a three bedroom house. The property is subject to an enforcement notice, please refer to the legal pack.



LOT 206

Unit B21B, Scholars Village Great Horton Road, Bradford, West Yorkshire BD7 1QG

*Guide Price
£5,000+

A Fourth Floor Student Studio Room Subject to a Periodic Tenancy Producing £4,680 Per Annum

Tenure

Leasehold. The property is held on a 250 year lease from 2nd November 2016 (thus approximately 243 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 student studio room situated within a purpose built block arranged over ground and six upper floors.

Accommodation

Fourth Floor

Studio Room with En-Suite Bathroom
Shared Kitchen

Tenancy

The property is subject to a Periodic Tenancy at a rent of £390 per calendar month.



LOT 207

Garage 5 Hilltop Court, Grange Road, Selhurst, London SE19 3BX

*Guide Price
£5,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

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

Description

The property comprises a single storey lock up garage.



LOT 208

Land to the North and West of 19 Filgrave, Newport Pagnell, Buckinghamshire MK16 9ET

*Guide Price
£80,000+

A Plot of Land Measuring Approximately 513 sq m (5,520 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Emberton Playing Fields are within easy reach. Transport links are provided by Wolverton rail station and the A509.

Description

The lot comprises a plot of land measuring approximately 513 sq m (5,520 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

18 Market Street, Scarborough,
North Yorkshire YO11 1EY*Guide Price
£5,000+**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with First Floor Ancillary Space****Tenure**
Freehold**Location**

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

Description

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

Accommodation
Ground Floor
Retail Unit**First Floor**
Ancillary Space**Note**

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



LOT 210

Land Adjacent 2 Alder Close, Trowbridge,
Wiltshire BA14 0JJ*Guide Price
£10,000-£35,000**A Plot of Land Measuring Approximately 255 sq m (2,745 sq ft)****Tenure**
Freehold**Description**

The lot comprises a plot of land measuring approximately 255 sq m (2,745 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

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



LOT 211

0.47 Acres of Land at Downe Road, Keston, Kent BR2 6AD

*Guide Price
£15,000+

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 212

Land Adjacent to 35 Ockham Drive, Orpington, Kent BR5 3DT

*Guide Price
£10,000-£20,000

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 213

Garages G194, G196, G197, G199, G200 at Trueman Square, Andover, Hampshire SP10 5DY*Guide Price
£5,000+**Five Vacant Single Storey Lock Up Garages Situated on a Site Measuring 5,253 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Description

The lot comprises five vacant single storey lock up garages situated on a site measuring 5,253 sq ft.



LOT 214

Garage at Tennyson Close, Royston, Hertfordshire SG8 5SZ*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 Tynan Close Playground are within easy reach. Transport links are provided by Royston rail station.

Description

The property comprises a single storey lock up garage.



LOT 215

Garage at Buckingham Mews, Sutton Coldfield, West Midlands B73 5PR

*Guide Price
£5,000-£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 Newhall Valley Country Park are within easy reach. Transport links are provided by Wylde Green rail station.

Description
The property comprises a single storey lock up garage.



LOT 216

Land Adjacent to 17 Trapstyle Road, Ware, Hertfordshire SG12 0BA

*Guide Price
£1,000-£10,000

A Plot of Land Measuring Approximately 125 sq m (1,350 sq ft)

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 125 sq m (1,350 sq ft).

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



LOT 217

Land Adjacent to 13 Landford Gardens, Bournemouth, Dorset BH8 0PH

*Guide Price
£10,000-£20,000

A Plot of Land Measuring Approximately 337 sq m (3,629 sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 337 sq m (3,629 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Littledown Park are within easy reach. Transport links are provided by Pokesdown 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 218

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

*Guide Price
£10,000+

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

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 115 sq m (1,243 sq ft).

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



LOT 219

Garage to the Rear of 10 Bowstoke Road, Birmingham,
West Midlands B43 5EA

*Guide Price
£10,000-£20,000

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 Red House Park are within easy reach. Transport links are provided by Hamstead rail station.

Description

The lot comprises a single storey lock up garage.



LOT 220

Garage to the Rear of 61 Leechcroft Avenue, Swanley,
Kent BR8 8AP

*Guide Price
£5,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

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

Description

The lot comprises a single storey lock up garage.



LOT 221

Land Adjacent to 38 Kingfisher Drive, Richmond, Surrey TW10 7UD

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 142 sq m (1,528 sq ft)

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 142 sq m (1,528 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land is situated on a residential road close to local shops and amenities. Numerous open spaces are within easy reach. Transport links are provided by Strawberry Hill 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 222

Land at Beech Close, Faversham, Kent ME13 7SL

*Guide Price
£5,000+

Land and Roadways Measuring Approximately 2.79 Acres/11,291 sq m/121,532 sq ft

Tenure

Freehold

Location

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

Description

Land and roadways measuring approximately 2.79 Acres/11,291 sq m/121,532 sq ft

Note

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



LOT **223**

**Garage 33, Hartshill Road, Tadley,
Hampshire RG26 4DE**

*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 Wigmore Heath are within easy reach. Transport links are provided by Midgham rail station.

Description

The lot comprises a single storey lock up garage.



LOT **224**

**Garage 34 Blackabrook Avenue, Princetown, Yelverton,
Devon PL20 6RH**

*Guide Price
£1,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

The garage is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A38 to the east.

Description

The property comprises a single storey lock up garage.



LOT **225**

Flat 26 Wallace Court, 300-308 Old Marylebone Road, Marylebone, London NW1 5RH

*Guide Price
Sold Prior

A Well Located Vacant Fourth Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 24th June 1977 (thus approximately **950 years unexpired**).

Location

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

Description

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

Accommodation

Fourth Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



Next auction: 24th June & 25th June

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Common Auction Conditions (Edition 4)

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

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

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

SALE CONDITIONS

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

GLOSSARY

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- 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:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- 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 supplementing to them.

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

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

A1

INTRODUCTION

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the

A2

A2.1

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

OUR ROLE

- As agents for each SELLER we have authority to
- 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.

OUR decision on the conduct of the AUCTION is final.

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

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

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

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

BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

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

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

A4

A4.1

THE PARTICULARS AND OTHER INFORMATION
WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

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

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

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

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

A5

A5.1

THE CONTRACT

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

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

YOU must before leaving the AUCTION

- 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.

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

A5.2

A5.3

A5.4

A5.5

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	conveyancer); and				
	(d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.	G2.3	CONTRACT.	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.
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.		Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		
A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G3	BETWEEN CONTRACT AND COMPLETION	G5	TRANSFER
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then	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	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
	(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and		(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(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) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.	G3.2	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.		If the SELLER is required to insure the LOT then the SELLER	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.
			(a) must produce to the BUYER on request all relevant insurance details;	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
			(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
			(c) gives no warranty as to the adequacy of the insurance;		(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;
			(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;		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and
			(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		(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.
			(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.	G6	COMPLETION
		G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	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.
		G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.2	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
		G4	TITLE AND IDENTITY		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
		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.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
		G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:	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.
			(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.	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.
			(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.	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
			(c) If title is in the course of registration, title is to consist of:	G7	NOTICE TO COMPLETE
			(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;	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.
			(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and	G7.2	The person giving the notice must be READY TO COMPLETE.
			(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.	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
			(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.		(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.
		G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
			(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		(a) terminate the CONTRACT; 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.		(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
		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.	G8	IF THE CONTRACT IS BROUGHT TO AN END
		G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.		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.
				G9	LANDLORD'S LICENCE
				G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
				G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully
GENERAL CONDITIONS OF SALE					
Words in small capitals have the special meanings defined in the Glossary.					
The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be 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.					
G1	THE LOT				
G1.1	The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.	G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.		
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.	G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.	G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		
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:	G4	TITLE AND IDENTITY		
	(a) matters registered or capable of registration as local land charges;	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.		
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;	G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(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.		
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;		(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.		
	(e) rights, easements, quasi-easements, and wayleaves;		(c) If title is in the course of registration, title is to consist of:		
	(f) outgoing and other liabilities;		(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;		
	(g) any interest which overrides, under the Land Registration Act 2002;		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		
	(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		(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.		
	(i) anything the SELLER does not and could not reasonably know about.		(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.		
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	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		
	(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.		(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		
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) 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.		
G2	DEPOSIT				
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	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.		
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.		
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				

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

Common Auction Conditions (Edition 4)

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under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.

(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTs of employment between the TRANSFERring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.

(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.

G21 ENVIRONMENTAL

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

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. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22 SERVICE CHARGE

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

(a) service charge expenditure attributable to each TENANCY;

(b) payments on account of service charge received from each tenant;

(c) any amounts due from a tenant that have not been received;

(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

G22.4 In respect of each TENANCY, if the service charge account shows:

(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or

(b) 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;

but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

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.

G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; 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.

G23 RENT REVIEWS

G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.

G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.

G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.

G23.4 The SELLER must promptly:

(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and

(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.

G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.

G23.8 The SELLER and the BUYER are to bear their own costs in

relation to rent review negotiations and proceedings.

G24 TENANCY RENEWALS

G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

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.

G24.4 Following COMPLETION the BUYER must:

(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;

(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

(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.

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.

G25 WARRANTIES

G25.1 Available warranties are listed in the SPECIAL CONDITIONS.

G25.2 Where a warranty is assignable the SELLER must:

(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and

(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.

G25.3 If a warranty is not assignable the SELLER must after COMPLETION:

(a) hold the warranty on trust for the BUYER; and

(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.

G26 NO ASSIGNMENT

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.

G27 REGISTRATION AT THE LAND REGISTRY

G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:

(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;

(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

(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 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:

(a) apply for registration of the TRANSFER;

(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and

(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 NOTICES AND OTHER COMMUNICATIONS

G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

(a) delivered by hand; or

(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or

(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

G28.3 A communication is to be treated as received:

(a) when delivered, if delivered by hand; or

(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No one is intended to have any benefit under the CONTRACT

pursuant to the CONTRACTs (Rights of Third Parties) Act 1999.

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

- 1 The Deposit**
- 1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- 1.2 A5.5a. The Deposit:
- (a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer
- (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
- 2 Buyer's Administration Charge**
- 2.1 Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,800 (£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.
- 3 Extra Auction Conduct Conditions**
- 3.1 Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

MONEY LAUNDERING REGULATIONS

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

What the new regulations mean for you as a bidder or buyer at the auction:

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

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

- Photographic evidence of identity
- Current signed Passport
- Current full UK/EU photo card driving licence
- Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
- Firearm or shotgun certificate
- Resident permit issued by the Home Office to EU National Evidence of Residence
- Current full UK/EU photo card driving licence (if not used to prove identity)
- Utility bill issued in last three months (not mobile phone)
- Recent bank/ building society/ mortgage/ credit card statement
- Current house/ motor insurance certificate
- Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:
- Come to our office with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 forms of ID for a charge of £10.50.

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

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 13th May

Wednesday 27th May & Thursday 28th May

Wednesday 24th June & Thursday 25th June

Wednesday 29th July & Thursday 30th July

Wednesday 2nd September & Thursday 3rd September

Wednesday 7th October & Thursday 8th October

Wednesday 11th November & Thursday 12th November

Wednesday 9th December & Thursday 10th December

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