

**NEW LOTS  
ADDED!**

**Auction  
House  
LONDON**

**TWO DAY AUCTION**

24th & 25th June 2026

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**



June 2026

**Wednesday 24th June**

**Commencing at 9.30am**

**Thursday 25th June**

**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 10th June

Wednesday 24th June & Thursday 25th June

Wednesday 15th July

Wednesday 29th July & Thursday 30th July

Wednesday 12th August

Wednesday 2nd September & Thursday 3rd September

Wednesday 7th October & Thursday 8th October

Wednesday 11th November & Thursday 12th November

Wednesday 9th December & Thursday 10th December

Auction House London

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

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

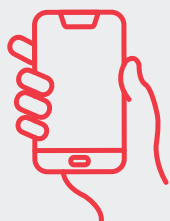
[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)

**# extracting  
every last BID**

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## THREE WAYS TO BID AT OUR AUCTION



### Telephone Bidding

You can bid real time over the phone.



### Proxy Bidding

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



### Internet Bidding

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

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

**REGISTRATION IS NOW OPEN**

# Notice to Prospective Buyers

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

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

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

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

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

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

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

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

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

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

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

**Administration Charge:** Purchasers will be required to pay an administration charge of £1,800 (£1,500 + VAT) (unless stated otherwise in the property description). It is strongly recommended all purchasers check the special conditions of sale as other fees may also apply to individual properties.

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

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

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

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

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

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

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

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

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

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

## Proof of Identification

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

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

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

# Meet the Team

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**  
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**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  
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## OUR 2026 AUCTION SCHEDULE

Wednesday **10th June** BESPOKE

Wednesday **24th June** & Thursday **25th June**

Wednesday **15th July** BESPOKE

Wednesday **29th July** & Thursday **30th July**

Wednesday **12th August** BESPOKE

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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Any property used as a security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

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## About Us

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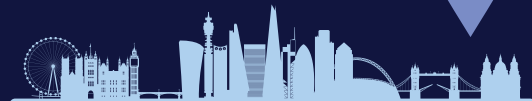
## Contact Us

**Michael:** 07480 067 008

**Email:** Michaelsbrown.mb@gmail.com

**Stacey:** 07775 736 306

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## OUR 2026 AUCTION FIGURES

| Our figures for | Lots Offered | Lots Sold  | Total Raised |
|-----------------|--------------|------------|--------------|
| <b>February</b> | <b>288</b>   | <b>219</b> | <b>£50M</b>  |

| Our figures for | Lots Offered | Lots Sold  | Total Raised |
|-----------------|--------------|------------|--------------|
| <b>March</b>    | <b>253</b>   | <b>183</b> | <b>£36M</b>  |

| Our figures for | Lots Offered | Lots Sold  | Total Raised |
|-----------------|--------------|------------|--------------|
| <b>April</b>    | <b>276</b>   | <b>178</b> | <b>£30M</b>  |

| Our figures for | Lots Offered | Lots Sold  | Total Raised |
|-----------------|--------------|------------|--------------|
| <b>May</b>      | <b>366</b>   | <b>160</b> | <b>£41M</b>  |

**Our total figures for 2025 are**

|                              |                           |                                     |
|------------------------------|---------------------------|-------------------------------------|
| <b>2,428</b><br>Lots Offered | <b>1,636</b><br>Lots Sold | <b>£311 million</b><br>Total Raised |
|------------------------------|---------------------------|-------------------------------------|

# Buying at Auction

**Auction  
House  
LONDON**

## I am interested in a lot...

### Want to book a viewing?

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

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

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

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

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

## I am ready to bid...

### How do I register to bid?

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

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

### How do I watch the Auction live?

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



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

**\*Guide Price  
£5,000,000+**



**OUR HIGHEST VALUE  
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**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.

**SOLD FOR £5,375,000  
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**Auction  
House  
LONDON**



**Lots 1 - 139**

**Next Page >>>**

LOT 1

**82 Harley Road, Harlesden,  
London NW10 8AX**\*Guide Price  
**£375,000+****A Vacant Six Room Mid Terrace House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Three Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**

LOT 2

**101 Welbeck Road, Harrow,  
Middlesex HA2 0RU**\*Guide Price  
**£300,000+****A Vacant Three Bedroom Semi Detached House Potential for  
Rear Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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



**LOT 3**

**28A Highcroft Avenue, Wembley, Middlesex HA0 1TG**

\*Guide Price  
**£100,000+**

**A Vacant First Floor Three Room Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1953 (thus approximately **26 years unexpired**).

**Location**

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

**Exterior**

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

**Description**

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

**Accommodation**

**First Floor**  
Three Rooms  
Kitchen  
Bathroom

**EPC Rating D**



**LOT 4**

**6 Week Completion Available**  
**36 Netley Road, Ilford, Essex IG2 7NR**

\*Guide Price  
**£290,000+**

**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 Pk underground station (Central line) and Barking rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 5

6 Week Completion Available  
**241 St. Andrews Road, Coulsdon,  
 Surrey CR5 3HN**

\*Guide Price  
**£280,000+**

**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 Corrigan Avenue Recreation Ground are within easy reach. Transport links are provided by Woodmansterne rail station.

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

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

**First Floor**  
 Three Bedrooms  
 Bathroom

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

**EPC Rating E**



LOT 6

**Flat 23 Melina Court, Grove End Road, St. John's Wood,  
 London NW8 9SB**

\*Guide Price  
**£220,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**  
 Leasehold. The property is held on a 189 year lease from 25th March 1976 (thus approximately **138 years unexpired**).

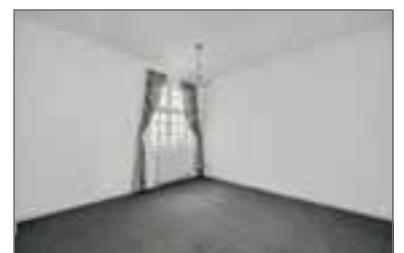
**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of The Regent's Park are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and South Hampstead overground station.

**Exterior**  
 The property benefits from a communal patio area.

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

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

**EPC Rating D**



**LOT 7**

6 Week Completion Available or Earlier if Required  
**40 Wood Avenue, Purfleet-on-Thames,  
 Essex RM19 1TL**

\*Guide Price  
**£200,000+**

**A Vacant Three Bedroom Semi Detached House. A Planning Application has been Submitted for the Erection of a Four Bedroom House to the Side (Awaiting Decision)**

**Tenure**

Freehold

**Description**

The property comprises a three bedroom semi detached house arranged over ground and first floors. A planning application has been submitted for the erection for a four bedroom house. 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.

**Exterior**

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

**Location**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
 Kitchen  
 WC

**First Floor**

Three Bedrooms  
 Bathroom



**LOT 8**

8 Week Completion Available or Earlier if Required  
**42 Dorchester Close, Dartford,  
 Kent DA1 1ND**

\*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 Central Park are within easy reach. Transport links are provided by Dartford rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
 Kitchen

**First Floor**

Three Bedrooms  
 Bathroom

**Exterior**

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



LOT 9

6 Week Completion Available or Earlier if Available  
**56 Chapel Fields, Harlow,  
 Essex CM17 9EH**

\*Guide Price  
**£220,000+**

**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 Freya's Meadow are within easy reach. Transport links are provided by Harlow Town rail station.

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

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

**First Floor**  
 Three Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from a rear garden and an outbuilding.



LOT 10

By Order of the Executors  
**3 Costons Court, Costons Lane, Greenford,  
 Middlesex UB6 8RW**

\*Guide Price  
**Postponed**

**A Vacant Ground Floor Two Bedroom Maisonette**

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

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

**EPC Rating E**

**Tenure**  
 Leasehold. The property is held on a 99 year lease from 1st January 1977 (thus approximately 49 years unexpired).

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

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



# LOT 10A

6 Week Completion Available  
**64 Chesterford Road, Manor Park,  
London E12 6LB**

\*Guide Price  
**£270,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Location

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

#### Tenure

Freehold

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating D**



# LOT 11

8 Week Completion Available  
**63 The Nursery, Erith,  
Kent DA8 2EY**

\*Guide Price  
**£210,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Location

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

#### Description

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

#### Exterior

The property benefits from a rear yard.

**EPC Rating D**

#### Tenure

Freehold

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen  
Bathroom

##### First Floor

Three Bedrooms  
Bathroom



LOT 12

6 Week Completion Available  
**48 Archer Road, South Norwood,  
 London SE25 4JN**

\*Guide Price  
**£110,000+**

**A Vacant Ground Floor Two Bedroom Maisonette**

**Location**

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

**Description**

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

**Exterior**

The property benefits from a rear garden.

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1977 (thus approximately **50 years unexpired**).

**Accommodation**

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

**EPC Rating C**



LOT 13

By Order of the LPA Receivers  
**467A Lordship Lane, Dulwich,  
 London SE22 8JS**

\*Guide Price  
**£750,000+**

**A Five Bedroom Semi Detached House Subject to a Periodic Tenancy Producing £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 Dulwich Park are within easy reach. Transport links are provided by West Dulwich rail station.

**Description**

The property comprises a five bedroom semi detached house arranged over ground and two upper floors. The property has been recently refurbished.

**Tenancy**

The property is subject to a Periodic Tenancy for a term of 12 months commencing 30th December 2025 at a rent of £1,800 per calendar month. We are advised by the Vendor that the property has an estimated rental value of £4,000 per calendar month

**Accommodation**

**Ground Floor**  
 Three Reception Rooms (One with Open-Plan Kitchen)  
 WC

**First Floor**

Four Bedrooms  
 Bathroom

**Second Floor**

Bedroom with En-Suite and Dressing Room

**Exterior**

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

**EPC Rating D**



**LOT 14**

**Flat 39, 105 Hallam Street, Marylebone, London W1W 5HD**

**\*Guide Price  
£175,000+**

**A Well Located Second Floor Studio Flat Subject to a Periodic Tenancy Producing £16,800 Per Annum (Reflecting a Gross Initial Yield of 9.6%)**

**Tenure**

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

**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 second floor studio flat situated within an attractive, portered, purpose built block arranged over ground and five upper floors. The property requires a program of refurbishment.

**Accommodation**

**Second Floor**  
Studio Room  
Kitchen  
Bathroom

**Exterior**

The property benefits from lifts and a porter.

**Tenancy**

The property is subject to a Periodic Tenancy commencing 20th October 2025 at a rent of £1,400 per calendar month.

**EPC Rating D**



**LOT 15**

**61 Leechcroft Avenue, Swanley, Kent BR8 8AP**

**\*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 Swanley Park are within easy reach. Transport links are provided by Swanley rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Diner

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating E**



# LOT 15A

6 Week Completion Available Or Earlier  
**50 Sidwell Avenue, Benfleet,  
 Essex SS7 1LF**

\*Guide Price  
**£235,000+**

**A Vacant Three Bedroom Semi Detached Chalet Bungalow. A Planning Application has been Submitted for the Erection of an Additional Bungalow to the Side. (Awaiting Decision).**

#### Tenure

Freehold

#### Description

The property comprises a three bedroom semi detached chalet bungalow arranged over ground and first floors. We understand that the property requires structural repairs.

#### Planning

A planning application has been submitted for the erection of additional bungalow to the side. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

#### Location

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

#### Accommodation

**Ground Floor**  
 Reception Room  
 Kitchen  
 Bedroom (with En-Suite)  
 Conservatory  
 Bathroom

#### First Floor

Two Bedrooms

#### Exterior

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

#### EPC Rating E



# LOT 16

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

\*Guide Price  
**£450,000+**

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

#### 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 17

**6 Week Completion Available**  
**21 Powys Close, Bexleyheath,**  
**Kent DA7 5RR**

\*Guide Price  
**£240,000-£340,000**

**A Vacant Three 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 West Heath Recreation Ground are within easy reach. Transport links are provided by Bexleyheath 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, a garage and potential for off street parking (subject to obtaining all relevant consents).



# LOT 18

**By Order of the Fixed Charge Receivers**  
**Apartment 15 10 Wild Street, Holborn,**  
**London WC2B 4RL**

\*Guide Price  
**£950,000+**

**A Well Located First Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £52,800 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th December 1998 (thus approximately **972 years unexpired**).

**Location**

The property is situated in the highly sought after area of Holborn, close to the local shops and amenities in Covent Garden and Soho as well as being nearby to sights such as The National Gallery, Tate Modern and the Barbican. The open spaces of St James's Park and The Green Park are within easy reach. Transport links are provided by Covent Garden underground station (Piccadilly line) and Farringdon rail station.

**Description**

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

**Accommodation**

**First Floor**

Two Reception Rooms  
 Kitchen  
 Two Bedrooms (Both with En-Suite)  
 Bathroom

**Exterior**

The property benefits from a private patio, communal gardens, lift access, CCTV and a daytime caretaker.

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £4,400 per calendar month.

**EPC Rating C**



**LOT 18A** | 18 Beulah Road, Sutton,  
Surrey SM1 2QQ

\*Guide Price  
**£250,000+**

**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 Collingwood Road Recreation Ground are within easy reach. Transport links are provided by West Sutton rail station.

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

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

**First Floor**  
Two Bedrooms

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



**LOT 19** | 36 Cottington Road, Feltham,  
Middlesex TW13 6YH

\*Guide Price  
**£140,000+**

**A Vacant Second and Third Floor Two Bedroom Split Level Flat**

**Tenure**  
Leasehold. The property is held on a 125 year lease from 10th December 1990 (thus approximately 89 years unexpired).

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

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

**Accommodation**  
**Second Floor**  
Reception Room with Open-Plan Kitchen

**Third Floor**  
Two Bedrooms  
Bathroom

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



**LOT 20**

**6a Pembury Close, Bromley, Kent BR2 7PS**

\*Guide Price  
**£200,000+**

**A Vacant Two Bedroom End of Terrace House in Shell Condition. Offered With Planning Permission for the Demolition of the Existing Garage and Erection of a Two Bedroom Dwelling (Works have Commenced).**

**Tenure**

Freehold

**Location**

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

**Planning**

Bromley Borough Council granted the following planning permission (ref: 20/00906/FULL1) on 30th June 2020 : 'Demolition of existing garage and construction of two storey 2 bedroom dwelling with associated car parking'. Works have commenced.

**Description**

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

**Proposed Accommodation**

**Ground Floor**

Reception Room with Open-Plan Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Proposed Accommodation Exterior**

The property will benefit from a rear garden and associated parking.



**LOT 20A**

**By Order of Brent Council  
36 Tintern Avenue, Kingsbury, London NW9 0RJ**

\*Guide Price  
**£390,000+**

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from off street parking and rear garden



LOT 21

33 Globe Road, Stepney Green, London E1 4DY

\*Guide Price  
**£310,000+**

**A Vacant Second and Third 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 Mile End Park are within easy reach. Transport links are provided by Stepney Green underground station (Circle line) and Limehouse rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 4th January 1988 (thus approximately **86 years unexpired**).

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen

**Third Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a private balcony.



LOT 21A

45 Courtenay Avenue, Harrow, Middlesex HA3 5JH

\*Guide Price  
**£200,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a rear garden.



**LOT 22**

**358 Eastcote Lane, Rayners Lane, Harrow HA2 9AJ**

\*Guide Price  
**£300,000+**

**A Three Bedroom Semi Detached House Subject to a Regulated Tenancy Producing £11,595 Per Annum**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom  
WC

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

**Tenancy**  
The property is subject to a Regulated Tenancy at a rent of £966.25 per calendar month.



**LOT 22A**

**6 Week Completion Available or Earlier if Required**  
**Flat 6 Park View Court, 90 Chinbrook Road, Grove Park, London SE12 9TF**

\*Guide Price  
**£110,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Tenure**  
Leasehold. The property is held on a 99 year lease from 25th March 1984 (thus approximately **56 years unexpired**).

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

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

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

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



LOT 23

**6B Tudor Parade, High Road, Chadwell Heath, Barking and Dagenham RM6 6PS**

\*Guide Price  
**£80,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1975 (thus approximately **48 years unexpired**).

**Accommodation**

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



LOT 24

**37 Stratton Way, Biggleswade, Bedfordshire SG18 0NS**

\*Guide Price  
**£190,000-£290,000**

**A Vacant Three Bedroom Semi Detached House with a Garage to the Side. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Conservatory  
Kitchen  
Store Room  
WC

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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



**EPC Rating E**

**LOT 25**

**55 Summerway, Exeter, Devon EX4 8DH**

\*Guide Price  
**£85,000+**

**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 Arena Park Play Area are within easy reach. Transport links are provided by Polsloe Bridge 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.

**EPC Rating E**

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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



**LOT 25A**

**44 Mill Road, Canterbury, Kent CT2 0AL**

\*Guide Price  
**£70,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom  
Separate WC

**First Floor**

Two Bedrooms  
WC

**Second Floor**

Bedroom

**Exterior**

The property benefits from a rear garden.



LOT 26

**Flat C, 94 Priory Road, Tonbridge,  
Kent TN9 2BP**\*Guide Price  
**£30,000+****A Vacant First Floor One Bedroom Flat with a Loft Room****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1986 (thus approximately **59 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Second Floor**  
Loft Room

**Exterior**

The property benefits from a shared garden.

**EPC Rating G**



LOT 26A

**Flat 26 Chelsfield Point, Penshurst Road, Hackney,  
London E9 7DY**\*Guide Price  
**£140,000+****A Vacant Seventh Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a lease expiring on 23rd June 2116 (thus approximately **90 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 London Fields overground station.

**Description**

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

**Accommodation**

**Seventh Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
Separate WC

**Exterior**

The property benefits from a private balcony.

**EPC Rating D**



LOT 27

**3 Tudor Road, Hayes,  
Middlesex UB3 2QA**

\*Guide Price  
**£525,000+**

**A Six Bedroom Mid Terrace Fully Licensed HMO Fully Let  
Producing £72,000 Per Annum**

**Location**

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

**Description**

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

**Tenancy**

The property is subject to individual tenancies at a rent of £72,000 per annum.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Three Bedrooms (All with En-Suites)

**First Floor**

Three Bedrooms (All with En-Suites)

**Exterior**

The property benefits from a rear garden.

**EPC Rating B**



LOT 27A

**Flat 1 84 Green Lane, Northwood,  
Hillingdon HA6 1AJ**

\*Guide Price  
**£330,000+**

**A Vacant Ground Floor Three Bedroom Maisonette**

**Tenure**

Share of Freehold. The property is held on a 999 year lease from 25th March 1980 (thus approximately 953 years unexpired).

**Location**

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

**Exterior**

The property benefits from private front and rear gardens, and allocated parking.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room

Kitchen

Three Bedrooms

Bathroom

G.I.A Approximately 1,216 sq ft

**EPC Rating D**



LOT 28

**Flat 10, 10 Cambalt Road, Wandsworth,  
London SW15 6EW**

\*Guide Price  
**£100,000+**

### A Vacant Lower Ground Floor Studio Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 1st January 1975 (thus approximately **47 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Lower Ground Floor

Studio Room  
Kitchen  
Bathroom



LOT 28A

**8 Week Completion Available**  
**Flat 7 Island House, 47-51 Portland Avenue, Stamford  
Hill, London N16 6HD**

\*Guide Price  
**£375,000+**

### A Vacant Second Floor Two Bedroom Flat

#### Location

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

#### Description

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

#### Tenure

Leasehold. The property is held on a 125 year lease from 19th June 2007 (thus approximately **106 years unexpired**).

#### Accommodation

##### Second Floor

Reception Room with Open-Plan  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private balcony.



# LOT 29

By Order of the Fixed Charge Receivers  
**Flat 60 The Little Adelphi, 10 John Adam Street, Strand,  
 London WC2N 6HA**

\*Guide Price  
**£775,000+**

**A Well Located Sixth Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £48,000 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 1997 (thus approximately **970 years unexpired**).

**Location**

The property is situated in the highly sought after area of Strand, close to the local shops and amenities in Covent Garden and Soho as well as being nearby to sights such as Buckingham Palace, Trafalgar Square and The National Gallery. The open spaces of St James's Park and The Green Park are within easy reach. Transport links are provided by Charing Cross underground station (Bakerloo and Northern line) and Charing Cross rail station.

**Description**

The property comprises a sixth floor two bedroom flat situated within a purpose built block arranged over ground and six upper floors. The property benefits from 24-hour concierge and two passenger lifts.

**Accommodation**

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

**Total GIA Approximately 657 sq ft / 61 sqm**

**Exterior**

The property benefits from underground parking.

**Tenancy**

The property is subject to a Periodic Tenancy for a term of 2 years commencing 20th September 2024 at a rent of £4,000 per calendar month.



# LOT 29A

**2 Herne Close, Neasden,  
 London NW10 0JS**

\*Guide Price  
**£340,000+**

**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 Brent River Park are within easy reach. Transport links are provided by Neasden underground station (Jubilee line) and Wembley Stadium rail station.

**Description**

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

**Note**

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

**Accommodation**

**Ground Floor**  
 Two Reception Rooms  
 Kitchen

**First Floor**

Three Bedrooms  
 Bathroom  
 Separate WC

**Exterior**

The property benefits from rear garden and off street parking.

**EPC Rating D**



LOT 30

## Land to the Rear of 125 Friern Barnet Road, North Finchley, London N11 3DY

\*Guide Price  
**£210,000+**

### A Plot of Land Measuring Approximately 383 sq m (4,120 sq ft) Offered With Planning Permission for the Erection of a Three Bedroom, Two Bathroom Bungalow

#### Tenure

Freehold

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 383 sq m (4,120 sq ft).

#### Planning

Barnet Borough Council granted the following planning permission (ref: 24/0256/FUL) on 27th March 2024 : 'Erection of a single storey dwelling. Associated refuse/recycling/cycle storage, landscaping and off-street parking'.

#### 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

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

\*Guide Price  
**£120,000+**

### A Vacant Ground Floor Studio Flat

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2004 (thus approximately **977 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 31**

**78 Gainsborough Drive, Westcliff-on-Sea, Essex SS0 9AN**

\*Guide Price  
**£120,000+**

**A Vacant Ground Floor Two Room Flat**

**Location**

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

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 189 year lease from 24th June 1985 (thus approximately **148 years unexpired**).

**Accommodation Ground Floor**

Two Rooms  
Kitchen  
Bathroom

**Exterior**

The property benefits from a private rear garden.



**LOT 31A**

**Flat 702 Navigation Building, Station Approach, Hayes, Middlesex UB3 4FF**

\*Guide Price  
**£210,000+**

**A Vacant Seventh Floor Three Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2009 (thus approximately **982 years unexpired**).

**Location**

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

**Description**

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

**Accommodation Seventh Floor**

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

**Exterior**

The property benefits from two allocated parking spaces, a private balcony, 24 hour concierge and access to residents only gym with swimming pool and sauna.

**EPC Rating B**



LOT **32**

**15 Osborne Terrace, Margate,  
Kent CT9 1TP**

\*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 Margate Beach are within easy reach. Transport links are provided by Margate 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.

**EPC Rating** C



LOT **32A**

**108 Blackheath Road, Greenwich,  
London SE10 8DA**

\*Guide Price  
**£395,000+**

**A Freehold Mid Terrace Building Arranged to Provide Four Flats  
(One Sold Off with Reversionary Value) Fully Let Producing  
£50,789.64 Per Annum**

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

**Description**  
The property comprises four flats (one sold off with reversionary value) situated within a mid terraced building arranged over lower ground, ground and two upper floors.

**Tenancy**  
Three flats subject to individual tenancies at a rent of £50,789.64 per annum.  
The first and second floor flat is sold off on a 99 year lease from 25th December (1984) with 56 years unexpired.

**Tenure**  
Freehold

**Accommodation**  
**Lower Ground Floor - Flat 1**  
Studio Room with En-Suite  
Kitchen

**Lower Ground Floor - Flat 2**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Ground Floor Flat - 3**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**First and Second Floors - Flat 4**  
Sold Off - Not Inspected



# LOT 33

## Flat 3 Regnas Heights, 198 High Road, Ilford, Essex IG1 1LR

\*Guide Price  
**£135,000+**

### A Vacant Ground Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 31st March 2015 (thus approximately **113 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private balcony.

#### EPC Rating C



# LOT 34

## 41 Whitworth Avenue, Corby, Northamptonshire NN17 1DL

\*Guide Price  
**£90,000+**

### A Vacant Three Bedroom End of Terrace House. Potential for Loft Extension (Subject to Obtaining all Relevant Consents)

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

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

#### EPC Rating D



LOT **34A****21 Meander House 20 Logan Close, Stratford,  
London E20 1FG**\*Guide Price  
**£390,000+****A Sixth Floor Two Bedroom Flat Subject to a Periodic Tenancy  
Producing £28,800 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 2013 (thus approximately **112 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a private balcony.

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £2,400 per calendar month.

**EPC Rating B**LOT **35****23 Cypress Grove, Swindon,  
Wiltshire SN2 1JP**\*Guide Price  
**£50,000+****A Vacant Extended Three/Four 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 Seven Fields are within easy reach. Transport links are provided by Swindon rail station.

**Description**

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

**Accommodation**

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

**First Floor**

Three Bedrooms (One with En-Suite)  
Bathroom  
Separate WC

**Exterior**

The property benefits from both front and rear gardens.



# LOT 35A

**39 Knox Road, Portsmouth, Hampshire PO2 8JJ**

\*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 Stamshaw Adventure Playground are within easy reach. Transport links are provided by Portsmouth & Southsea rail station.

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

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

**First Floor**  
Two Bedrooms

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



# LOT 36

**137-139 Mellison Road, Tooting, London SW17 9AT**

\*Guide Price  
**Withdrawn**

**A Freehold Mid Terrace Building Arranged to Provide Two Self-Contained Maisonettes. The Vacant First Floor Three Bedroom Flat is Offered with Planning Permission to Convert the Loft to Create Two Further Bedrooms, Bathroom and Balcony. The Reversionary Ground Floor Flat has been Sold Off on a Long Lease and is Producing £100 Per Annum**

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Wandle Meadow Nature Park are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) and Tooting rail station.

**Planning**  
Wandsworth Borough Council granted the following planning permission (ref: 2026/1170) on 29th May 2026 : 'Alterations including erection of a mansard extension (with french doors and safety railing) to the main rear roof; Erection of an extension above part of the two-storey back addition, and formation of a roof terrace with a 1.7m high obscured glazed surround above the two-storey back addition'.

**Description**  
The property comprises a mid terrace building arranged to provide two self contained flats.

**Accommodation**  
**Ground Floor Flat - Not Inspected**

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

**GIA Approx: 870 sq ft currently**

**Exterior**  
Each of the flats benefit from their own private rear gardens.

**Tenancy**  
The ground floor flat is held on a 99 year lease from 28th March 1980 (thus approximately **53 years unexpired**) at a ground rent of £100 per annum.



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

LOT **36A****21 The Vale, Acton,  
London W3 7SA**\*Guide Price  
**£55,000+****A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy  
Producing £21,600 Per Annum****Location**

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

**Description**

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

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

Leasehold. The property is held on a 69 year lease from 24th June 1968 (thus approximately 11 years unexpired).

**Accommodation**

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

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £21,600 per annum.

LOT **37****137 Field Road, Walsall,  
West Midlands WS3 3HU**\*Guide Price  
**£50,000+****A Vacant Two Bedroom Semi Detached House. Potential for Rear  
Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Utility Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

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



**LOT 37A**

**By Order of the Administrators  
Flat 230 Lauderdale Mansions, Lauderdale Road, Maida  
Vale, London W9 1NQ**

\*Guide Price  
**£700,000+**

**A Vacant Ground Floor Three/Four Bedroom Flat**

**Location**

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

**Description**

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

**Note**

The Vendor has advised that, whilst there is access to the basement via an internal staircase, the basement does not form part of the title being sold. Buyers must rely on their own enquiries with regards to this.

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1977 (thus approximately **51 years unexpired**).

**Accommodation  
Ground Floor**

Reception Room/Bedroom  
Kitchen  
Three Bedrooms (one with an en-suite)  
Bathroom



**LOT 38**

**Powis Villa, New Barn Road, Swanley,  
Kent BR8 7PW**

\*Guide Price  
**£410,000+**

**A Vacant Four Bedroom Detached House. Potential for  
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 Swanley Park are within easy reach. Transport links are provided by Swanley rail station.

**Description**

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

**Planning**

Swanley Borough Council granted the following planning permission (ref: 14/00081/HOUSE) on 15th May 2014 : 'Erection of two storey side extension'. Planning has now lapsed.

**EPC Rating F**

**Accommodation**

**Ground Floor**

Three Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Four Bedrooms  
Bathroom

**Exterior**

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



**LOT 38A**

**43 Newnham Close, Mildenhall, Bury St. Edmunds, Suffolk IP28 7PD**

**\*Guide Price  
£100,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom  
WC

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

**EPC Rating** D



**LOT 39**

**20 East Street, Canterbury, Kent CT1 1ED**

**\*Guide Price  
£140,000+**

**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 Smith Way Play Park are within easy reach. Transport links are provided by Canterbury West rail station.

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

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

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden and an attached outbuilding.



**LOT 39A**

**Flat 8 Talbot Court, Blackbird Hill, Kingsbury, London NW9 8SB**

\*Guide Price  
**£80,000+**

**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 Quainton Street Open Space are within easy reach. Transport links are provided by Neasden underground station (Jubilee line) and Wembley Stadium rail station.

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1981 (thus approximately **53 years unexpired**).

**Accommodation Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from communal gardens and off street parking.



**LOT 40**

**The Bungalow, 1 Chapel Lane, Maidford, Towcester, Northamptonshire NN12 8HU**

\*Guide Price  
**£140,000+**

**A Vacant One Bedroom Semi Detached Bungalow Situated on a Plot of Land Measuring Approximately 0.09 Acres / 352 sq m (3,786 sq ft). Potential for Development (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 Daventry Country Park are within easy reach. Transport links are provided by Long Buckby rail station.

**Description**

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

**Tenure**

Freehold

**Accommodation Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

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



LOT **40A**

**Flats 1-3, 1 Queens Lane, Queen Street, Wellingborough, North Northamptonshire NN8 4QN**

\*Guide Price  
**£150,000+**

**A Block of Three Self-Contained Flats (3 x One Bedroom) Fully Let Producing £20,340 Per Annum**

**Tenure**

Freehold

**Description**

The property comprises a block of three self-contained flats (3 x one bedroom) at the rear of a parade arranged over ground and first floors.

**Location**

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

**Accommodation & Tenancies Schedule**

| Property           | Tenant             | Terms of Tenancy                                | Current Annual Rent |
|--------------------|--------------------|---|---------------------|
| Flat 1 Queens Lane | Private Individual | Periodic Tenancy commencing 16th March 2017     | £6,240              |
| Flat 2 Queens Lane | Private Individual | Periodic Tenancy commencing 30th May 2014       | £6,000              |
| Flat 3 Queens Lane | Private Individual | Periodic Tenancy commencing 20th September 2024 | £8,100              |

**Current Rent Reserved Combined £20,340 Per Annum**



LOT **41**

**Ground Floor Flat 60 Rathcoole Gardens, Hornsey, London N8 9NB**

\*Guide Price  
**£380,000+**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a new 990 year lease from 30th March 2026.

**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 Hornsey rail station.

**Exterior**

The property benefits from a private rear garden.

**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**  
Open Plan Kitchen/Reception Room  
Two Bedrooms (One Ensuite)  
Bathroom

**EPC Rating D**



# LOT 41A | 1 District Road, Wembley, Middlesex HA0 2LE

\*Guide Price  
**£355,000-£425,000**

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

**Tenure**  
Freehold

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

**Second Floor**  
Loft Room

**Exterior**  
The property benefits from a wrap around front garden and off street parking at the rear.

**EPC Rating D**



# LOT 42 | 12 Broomshields Avenue, Sunderland, Tyne and Wear SR5 1SH

\*Guide Price  
**£55,000+**

**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 Roker Park are within easy reach. Transport links are provided by Seaburn rail and the A19.

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

**EPC Rating C**

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

**First Floor**  
Two Bedrooms  
Bathroom  
Separate WC

**Total G.I.A Approx 1,321 sq ft**

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



# LOT 42A

By Order of the Executors  
**9 Goodwood Close, Stanmore,  
 Middlesex HA7 4HX**

\*Guide Price  
**£340,000+**

## A Vacant Second Floor Two Bedroom Flat

### Tenure

Leasehold. The property is held on a 215 year lease from 29th September 1985 (thus approximately **174 years unexpired**).

### Location

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

### EPC Rating C

### Description

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

### Accommodation

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

### Exterior

The property benefits from communal gardens and off street parking.



# LOT 43

**247A Shakespeare Avenue, Hayes,  
 Middlesex UB4 9AQ**

\*Guide Price  
**£120,000+**

## 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 Belmore Playing Field are within easy reach. Transport links are provided by Northolt underground station (Central line) and Southall rail station.

### Description

The property comprises a first floor two bedroom maisonette situated within a semi detached 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 25th March 1953 (thus approximately **26 years unexpired**).

### Accommodation

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

### Exterior

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

### EPC Rating D



# LOT 43A

By Order of the Administrators  
**84A Elgin Avenue, Maida Vale,  
London W9 2HD**

\*Guide Price  
**£650,000+**

## A Lower Ground Floor Three Bedroom Flat Subject to a Periodic Tenancy Producing £24,000 Per Annum

### Tenure

Leasehold. The property is held on a 125 year lease from 25th December 1983 (thus approximately **83 years unexpired**).

### 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 lower ground floor three bedroom flat situated within an end of terrace building arranged over lower ground, ground and two upper floors.

### Accommodation

**Lower Ground Floor**  
Open Plan Reception/Kitchen  
Three Bedrooms  
Two Bathrooms

### Exterior

The property benefits from a rear courtyard.

### Tenancy

The property is subject to a Periodic Tenancy at a rent of £2,000 per calendar month. Please refer to the legal pack for more information.

### Note

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



# LOT 44

**78 Rothbury Walk, Tottenham,  
London N17 0PQ**

\*Guide Price  
**£150,000+**

## A Vacant Second Floor Three Room Flat

### 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.

### Tenure

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

### Accommodation

**Second Floor**  
Three Rooms  
Kitchen  
Bathroom

### EPC Rating C



**LOT 44A** | **4 Intake View, Leeds, West Yorkshire LS10 4DZ**

\*Guide Price  
**£80,000+**

**A Vacant Three Bedroom Semi Detached House Situated on a Plot of Land Measuring Approximately 441 Sq M (4,750 Sq Ft). Potential for the Erection of an Additional House to the Side (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 Middleton Park are within easy reach. Transport links are provided by Morley rail station and the M1.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a large side and rear garden.

**EPC Rating G**



**LOT 45** | **By Order of the LPA Receivers  
10 Borrage Hall, Borrage Lane, Ripon, North Yorkshire HG4 2PW**

\*Guide Price  
**£150,000+**

**A Vacant Ground Floor Two Bedroom Flat**

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

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

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

**Exterior**  
The property benefits from allocated parking and communal gardens.

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

**G.I.A Approximately 67 sq m (723 sq ft)**

**On the Instructions of**



**LOT 45A** | **1 Filey Street, Nottingham, Nottinghamshire NG6 8EJ**

\*Guide Price  
**£125,000+**

**A Four Bedroom End of Terrace House Situated on a Plot of Land Measuring Approximately 495 sq m (5,333 sq ft). 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 Bulwell Community Meadow Park are within easy reach. Transport links are provided by Bulwell rail station.

**Description**

The property comprises a four bedroom end of terrace house arranged over ground and first floors situated on a plot of land measuring approximately 495 sq m (5,333 sq ft).

**Tenancy**

The seller is in discussions to lease the land for a term of 5 years at a rent of £500 per calendar month

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom  
WC

**First Floor**

Three Bedrooms  
Bathroom  
WC

**Exterior**

The property benefits from a rear garden

**EPC Rating D**



**LOT 46** | **8 Dover Close, Cricklewood, London NW2 1AQ**

\*Guide Price  
**Sold Prior**

**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 Golders Hill Park and Hampstead Heath are within easy reach. Transport links are provided by Golders Green underground station (Northern line) and Brent Cross West rail station.

**Description**

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

**Note**

Property is located in very close proximity to the Brent Cross Town Regeneration area.

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 1993 (thus approximately **967 years unexpired**).

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens.



LOT **46A****Flat B, 82 Hanley Road, Islington,  
London N4 3DW**\*Guide Price  
**£500,000-£600,000****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 Haringay 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 **47****46 High Street, Milton Regis, Sittingbourne,  
Kent ME10 2AD**\*Guide Price  
**£40,000+****A Vacant Grade II Listed 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 Milton Regis Recreation Ground are within easy reach. Transport links are provided by Kemsley rail station.

**Description**

The property comprises a grade II listed 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  
Separate WC

**Exterior**

The property benefits from a rear garden.



LOT 48

4 Sherwood Street, Wolverhampton,  
West Midlands WV1 4RG

\*Guide Price  
£45,000+

**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 West Park are within easy reach. Transport links are provided by Wolverhampton 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**  
Lower Ground Floor  
Cellar

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**  
Two Bedrooms

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



LOT 48A

65 Highwood Avenue, High Wycombe,  
Buckinghamshire HP12 4LS

\*Guide Price  
£265,000+

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

**Description**

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

**EPC Rating** E

**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 High Wycombe rail station and the M40.

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

**First Floor**  
Three Bedrooms  
Bathroom

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



LOT **49**

**26 Eldon Road, Stockport, Cheshire SK3 9NP**

\*Guide Price  
**£120,000+**

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** D



LOT **49A**

**By Order of the LPA Receivers**  
**Flat 91 Celeste House, 1 Caversham Road, Colindale, London NW9 4DT**

\*Guide Price  
**£550,000+**

**A Vacant Tenth Floor Three Bedroom Flat**

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

**Description**  
The property comprises a tenth floor three bedroom flat situated within a purpose built block arranged over ground and ten upper floors. The property benefits from access to a spa, gym and swimming pool.

**EPC Rating** B

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

**Accommodation**  
**Tenth Floor**  
Reception Room with Open-Plan Kitchen  
Three Bedrooms (Two with En-Suites)  
Bathroom

**Exterior**  
The property benefits from a private balcony and underground parking.



**Auction  
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LONDON**



**COMMERCIAL**

**Wednesday 24th June - 9.30am**



**Lots 50 - 66**

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LOT 50

66 Powis Street, Woolwich,  
London SE18 6HZ\*Guide Price  
**Sold Prior**

**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and 2 x One Bedroom Flats on the Upper Floors Fully Let Producing £78,500 Per Annum**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Tenure**

Freehold

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit and 2 x one bedroom flats on the upper floors.

**Accommodation & Tenancy Schedule**

| Property                                   | Floor  | Accommodation                                  | Lessee             | Lease Term                                    | Current Annual Rent | Notes |
|--|--------|--|--------------------|---|---------------------|-------|
| 66 Powis Street                            | Ground | Retail Unit G.I.A Approximately 1,292 sq ft    | PF Pharma Limited  | 15 years commencing 24th May 2017             | £53,000             | N/A   |
| Flat 1, 43 Macbean Street, 66 Powis Street | First  | One Bedroom Flat G.I.A Approximately 505 sq ft | Private Individual | Periodic Tenancy commencing 11th June 2025    | £13,200             | N/A   |
| Flat 2, 43 Macbean Street, 66 Powis Street | Second | One Bedroom Flat G.I.A Approximately 505 sq ft | Private Individual | Periodic Tenancy commencing 18th October 2023 | £12,300             | N/A   |

**Current Rent Reserved Combined £78,500 Per Annum**

# LOT 50A

**23 Powis Street, Woolwich,  
London SE18 6HZ**

\*Guide Price  
**Sold Prior**

**A Mid Terrace Building Arranged to Provide a Ground Floor Retail and a First and Second Floor Three Bedroom Split Level Flat with Potential to Convert into 2/3 Flats (Subject to Obtaining all Relevant Consents) Fully Let Producing £63,800 Per Annum**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Tenure**

Freehold

**Description**

The property comprises a ground floor retail unit and a first and second floor three bedroom split level flat.

**Accommodation & Tenancy Schedule**

| Property         | Floor            | Accommodation                                      | Lessee                       | Lease Term                            | Current Annual Rent | Notes |
|------------------|------------------|--|------------------------------|---------------------------------------|---------------------|-------|
| 23 Powis Street  | Ground           | Retail Unit G.I.A Approximately 1,424 sq ft        | Square Bubbles (One) Limited | 5 years commencing 21/6/2022          | £50,000             | N/A   |
| 23a Powis Street | First and Second | Three Bedroom Flat G.I.A Approximately 1,539 sq ft | Private Individual           | Periodic Tenancy commencing 29/2/2016 | £13,800             |       |

**Current Rent Reserved Combined £63,800 Per Annum**

# LOT 50B

**64 Powis Street, Woolwich,  
London SE18 6HZ**

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First and Second Floor Ancillary Space Let to Greggs Producing £35,250 Per Annum**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Retail Unit

**First and Second Floors**  
Ancillary Space

**Total G.I.A Approximately 2,882 sq ft**

**Description**

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

**Tenancy**

The property is let to Greggs Plc for a term of 5 years commencing 20th June 2023 at a rent of £35,250 per annum.



LOT **50C**

**33-35 Powis Street, Woolwich,  
London SE18 6HZ**

**\*Guide Price  
Sold Prior**



**A Mid Terrace Building Arranged to Provide Two Ground Floor Retail Units Let to EE and Three and Two Flats (2 x Three Bedroom Flats) on the Upper Floors Fully Let Producing £141,600 Per Annum**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Tenure**

Freehold

**Description**

The property comprises a mid terrace building arranged to provide two ground floor retail units and two flats (2 x three bedroom flats) on the upper floors.

**Accommodation & Tenancy Schedule**

| Property                             | Floor  | Accommodation                                    | Lessee                   | Lease Term                                    | Current Annual Rent | Notes |
|--------------------------------------|--------|--|--------------------------|---|---------------------|-------|
| 33 Powis Street                      | Ground | Retail Unit G.I.A Approximately 1,727 sq ft      | EE Limited               | 5 years commencing 12th January 2024          | £54,400             |       |
| 35 Powis Street                      | Ground | Retail Unit G.I.A Approximately 1,079 sq ft      | Hutchinson 3G UK Limited | 5 years commencing 29th September 2022        | £53,000             |       |
| First Floor Flat 33-35 Powis Street  | First  | Three Bedroom Flat G.I.A Approximately 753 sq ft | Private Individual       | Periodic Tenancy commencing 30th May 2024     | £21,000             |       |
| Second Floor Flat 33-35 Powis Street | Second | Three Bedroom Flat G.I.A Approximately 957 sq ft | Private Individual       | Periodic Tenancy commencing 1st December 2016 | £13,200             |       |

**Current Rent Reserved Combined £141,600 Per Annum**

**LOT 50D** | 34-38 Powis Street, Woolwich,  
London SE18 6HZ

\*Guide Price  
**Sold Prior**



**A Mid Terrace Building Arranged to Provide Two Ground Floor Retail Units, a Ground Floor Storage Room and Eight Flats on the Upper Floors Fully Let Producing £256,850 Per Annum**

#### Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers.

#### Tenure

Freehold

#### Description

The property comprises a mid terrace building arranged to provide two ground floor retail units, a ground floor storage room and eight flats on the upper floors.

#### Accommodation & Tenancy Schedule

| Property                                | Floor  | Accommodation                                  | Lessee                 | Lease Term                                   | Current Annual Rent | Notes |
|---|--------|--|------------------------|--|---------------------|-------|
| 34-36 Powis Street                      | Ground | Retail Unit G.I.A Approximately 1,471 sq ft    | Golden House Homeware  | 10 years commencing 10th August 2020         | £72,750             |       |
| 34-36 Powis Street                      | Ground | Storage Unit G.I.A Approximately 1,452 sq ft   | Golden House Homeware  | 3 years commencing 15th July 2023            | £5,000              |       |
| 38 Powis Street                         | Ground | Retail Unit G.I.A Approximately 858 sq ft      | Cupp Logistics Limited | 10 years commencing 31st October 2024        | £60,000             |       |
| Flat 1 Murrays Yard, 34-38 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 548 sq ft | Private Individual     | Periodic Tenancy commencing 1st January 2021 | £13,800             | N/A   |
| Flat 2 Murrays Yard, 34-38 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 527 sq ft | Private Individual     | Periodic Tenancy commencing 12th April 2025  | £15,600             | N/A   |
| Flat 3 Murrays Yard, 34-38 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 548 sq ft | Private Individual     | Periodic Tenancy commencing 31st March 2021  | £13,500             | N/A   |
| Flat 4 Murrays Yard, 34-38 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 527 sq ft | Private Individual     | Periodic Tenancy commencing 27th August 2019 | £14,400             | N/A   |
| Flat 1, 36a Powis Street                | Uppers | Two Bedroom Flat G.I.A Approximately 871 sq ft | Private Individual     | Periodic Tenancy commencing 7th May 2023     | £15,900             | N/A   |
| Flat 2, 36a Powis Street                | Uppers | One Bedroom Flat G.I.A Approximately 495 sq ft | Private Individual     | Periodic Tenancy commencing 12th July 2019   | £14,400             | N/A   |
| Flat 3, 36a Powis Street                | Uppers | Two Bedroom Flat G.I.A Approximately 904 sq ft | Private Individual     | Periodic Tenancy commencing 31st March 2021  | £15,900             | N/A   |
| Flat 4, 36a Powis Street                | Uppers | Two Bedroom Flat G.I.A Approximately           | Private Individual     | Periodic Tenancy commencing 5th              | £15,600             | N/A   |

# LOT 50E

26-28 Powis Street, Woolwich,  
London SE18 6HZ

\*Guide Price  
**Sold Prior**



**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and Five Flats on the Upper Floors Fully Let Producing £170,300 Per Annum**

#### Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

#### Tenure

Freehold

#### Description

The property comprises a mid terrace building arranged to provide a ground floor retail unit and five flats on the upper floors.

#### Accommodation & Tenancy Schedule

| Property                                     | Floor  | Accommodation                                  | Lessee                                     | Lease Term                                 | Current Annual Rent | Notes |
|--|--------|--|--|--|---------------------|-------|
| 26-28 Powis Street                           | Ground | Retail Unit G.I.A Approximately 2,187 sq ft    | Freedom Sportsline Limited T/A Foot Locker | 5 years commencing 8th March 2023          | £95,000             | N/A   |
| Flat 1, 7-9 Murrays Yard, 26-28 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 441 sq ft | Private Individual                         | Periodic Tenancy commencing 30th May 2024  | £15,300             | N/A   |
| Flat 2, 7-9 Murrays Yard, 26-28 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 602 sq ft | Private Individual                         | Periodic Tenancy commencing 28th May 2021  | £14,700             | N/A   |
| Flat 3, 7-9 Murrays Yard, 26-28 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 495 sq ft | Private Individual                         | Periodic Tenancy commencing 25th July 2020 | £15,300             | N/A   |
| Flat 4, 7-9 Murrays Yard, 26-28 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 548 sq ft | Private Individual                         | Periodic Tenancy commencing 16th July 2020 | £15,000             | N/A   |
| Flat 5, 7-9 Murrays Yard, 26-28 Powis Street | Uppers | One Bedroom Flat G.I.A Approximately 527 sq ft | Private Individual                         | Periodic Tenancy commencing 20th May 2022  | £15,000             | N/A   |

**Current Rent Reserved Combined £170,300 Per Annum**

**LOT 50F** | 40-42 Powis Street, Woolwich,  
London SE18 6HZ

**\*Guide Price  
Sold Prior**



**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and Four Flats on the Upper Floors Fully Let Producing £131,600 Per Annum**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Tenure**

Freehold

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit and four flats on the upper floors.

**Accommodation & Tenancy Schedule**

| Property                 | Floor  | Accommodation                                  | Lessee              | Lease Term                                      | Current Annual Rent | Notes |
|--------------------------|--------|--|---------------------|---|---------------------|-------|
| 40-42 Powis Street       | Ground | Retail Unit G.I.A Approximately 1,647 sq ft    | Chapterbase Limited | 10 years commencing 23rd June 2025              | £69,500             | N/A   |
| Flat 1, 42a Powis Street | First  | Two Bedroom Flat G.I.A Approximately 667 sq ft | Private Individual  | Periodic Tenancy commencing 25th January 2019   | £16,800             | N/A   |
| Flat 2, 42a Powis Street | First  | One Bedroom Flat G.I.A Approximately 441 sq ft | Private Individual  | Periodic Tenancy commencing 1st August 2022     | £14,400             | N/A   |
| Flat 3, 42a Powis Street | Second | Two Bedroom Flat G.I.A Approximately 828 sq ft | Private Individual  | Periodic Tenancy commencing 30th July 2016      | £16,200             | N/A   |
| Flat 4, 42a Powis Street | Second | One Bedroom Flat G.I.A Approximately 613 sq ft | Private Individual  | Periodic Tenancy commencing 28th September 2022 | £14,700             | N/A   |

**Current Rent Reserved Combined £131,600 Per Annum**

## LOT 50G | 51 Powis Street, Woolwich, London SE18 6HZ

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit with Ancillary Space on the Upper Floors Fully Let Producing £59,950 Per Annum. The Tenant is in the Process of Fitting out the Unit.**

### Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

### Description

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

### Tenure

Freehold

### Accommodation

Ground Floor  
Retail Unit

### First and Second Floors

Ancillary Space

Total G.I.A Approximately 2,481 sq ft

### Tenancy

The property is let to Mama2Mama Baby Essentials at a rent of £59,950 per annum. The tenant is in the process of fitting out the unit.



## LOT 50H | 41 Powis Street, Woolwich, London SE18 6HZ

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit with Ancillary Space on the Upper Floors Fully Let to Santander Producing £67,350 Per Annum**

### Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

### Description

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

### Tenure

Freehold

### Accommodation

Ground Floor  
Retail Unit

### First and Second Floors

Ancillary Space

Total G.I.A Approximately 2,449 sq ft

### Tenancy

The property is let to Santander UK Plc for a term of 60 years commencing 25th March 1970 at a rent of £67,350 per annum.



LOT **501**

**32 Powis Street, Woolwich,  
London SE18 6HZ**

**\*Guide Price  
Sold Prior**



**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and Two Flats on the Upper Floors Fully Let Producing £57,600 Per Annum**

**Tenure**

Freehold

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit and two flats (2 x three bedroom) on the upper floors.

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Accommodation & Tenancy Schedule**

| Property                                | Floor  | Accommodation                      | Lessee                               | Lease Term                                   | Current Annual Rent | Notes |
|---|--------|------------------------------------|--------------------------------------|--|---------------------|-------|
| 32 Powis Street                         | Ground | Retail Unit                        | Layla Boutique UK Limited T/A Purple | Rolling                                      | £24,000             | N/A   |
| Flat 1, 1 Murrays Yard, 32 Powis Street | First  | Three Bedroom Flat (Not Inspected) | Private Individual                   | Period Tenancy commencing 30th November 2019 | £15,900             | N/A   |
| Flat 2, 1 Murrays Yard, 32 Powis Street | Second | Three Bedroom Flat (Not Inspected) | Private Individual                   | Period Tenancy commencing 5th September 2020 | £17,700             | N/A   |

**Current Rent Reserved Combined £57,600 Per Annum**

LOT **50J**

**25 Powis Street, Woolwich,  
London SE18 6HZ**

\*Guide Price  
**Sold Prior**

**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and Two Vacant Flats on the Upper Floors Part Let Producing £47,000 Per Annum. Potential to Convert into 3/4 Flats (Subject to Obtaining all Relevant Consents)**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit and two flats (2 x two bedroom) on the upper floors.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Retail Unit

**First and Second Floors**

2 x Two Bedroom Flats

**Total G.I.A Approximately 2,530 sq ft**

**Tenancy**

The property is let to Warren James (Jewellers) Limited for a term of 6 years commencing 15th September 2022 at a rent of £47,000 per annum.



LOT **50K**

**37-39 Powis Street, Woolwich,  
London SE18 6HZ**

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First and Second Floor Ancillary Space Subject to a Head Lease Producing £1,100 Per Annum**

**Tenure**

Freehold

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Description**

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

**Accommodation**

**Ground Floor**  
Retail Unit

**First and Second Floors**

Ancillary Space

**Total G.I.A Approximately 3,207 sq ft**

**Tenancy**

The property is subject to a head lease for a term of 75 years commencing 29th September 1956 at a rent of £1,100 per annum.



**LOT 50L** | 43-45 Powis Street, Woolwich, London SE18 6HZ

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First and Second Floor Ancillary Space Let to Specsavers Producing £1,850 Per Annum**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Description**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Retail Unit

**First and Second Floors**

Ancillary Space

**Total G.I.A Approximately 3,348 sq ft**

**Tenancy**

The property is let to Specsavers for a term of 75 years commencing 29th September 1955 at a rent of £1,850 per annum.



**LOT 50M** | 60 Powis Street, Woolwich, London SE18 6HZ

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Arranged to Provide a Ground and First Floor Retail Unit Let to German Doner Kebab and Second Floor Ancillary Space Let to McDonalds Fully Let Producing £53,500 Per Annum**

**Tenure**

Freehold

**Description**

The property comprises a mid terrace commercial building arranged over ground and two upper floors.

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Accommodation & Tenancy Schedule**

| Property                   | Floor            | Accommodation                   | Lessee             | Lease Term             | Current Annual Rent | Notes                           |
|----------------------------|------------------|---------------------------------|--------------------|------------------------|---------------------|---------------------------------|
| 60 Powis Street            | Ground and First | Total G.I.A. Approx 2,672 sq ft | German Doner Kebab | 15 years from 2/2/22   | £52,500             | Upwards only rent review 2/2/27 |
| 2nd Floor, 60 Powis Street | Second           | Total G.I.A. Approx 500 sq ft   | McDonalds          | 15 years from 16/12/24 | £1,000              | Refer to Legal Pack             |



**LOT 50N** | 53 Powis Street, Woolwich,  
London SE18 6HZ

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Let to Virtue Specs Optician  
Subject to a Lease Producing £44,000 Per Annum**

**Tenure**  
Freehold

**Location**  
The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and McDonalds. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Description**  
The property comprises a mid terrace commercial building arranged over ground and two upper floors.

**Accommodation**  
Ground Floor  
Shop Area

**First and Second Floor**  
Ancillary Space

Total G.I.A. Approximately 1,239 sq ft

**Tenancy**  
The property is subject to a lease for a term of 10 years commencing 17th March 2021 at a rent of £44,000 per annum. Upwards only rent review outstanding from 17th March 2026.



**LOT 500** | 47-49 Powis Street, Woolwich,  
Greenwich SE18 6HZ

\*Guide Price  
**Sold Prior**

**A Mid Terrace Building Arranged to Provide a Ground Floor  
Retail Unit and Two Flats on the Upper Floors Fully Let  
Producing £127.500 Per Annum**

**Tenure**  
Freehold

**Description**  
The property comprises a mid terrace building arranged to provide a ground floor retail unit and two flats on the upper floors.

**Location**  
The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Accommodation & Tenancy Schedule**

| Property                    | Floor  | Accommodation                                  | Tenancy Details  | Current Rent      |
|-----------------------------|--------|--|--|-------------------|
| 47-49 Powis Street          | Ground | Retail Unit<br>G.I.A Approximately 2,382 sq ft | Let to Popeyes for a term of 15 years commencing 16th April 2013 | £88,500 Per Annum |
| Flat 1, 47- 49 Powis Street | First  | Three Bedroom Flat                             | Periodic Tenancy   | £19,800 Per Annum |
| Flat 1, 47- 49 Powis Street | Second | Three Bedroom Flat                             | Periodic Tenancy   | £19,200 Per Annum |

**Current Rent Reserved Combined £127,500 Per Annum**



## LOT 50P | 27 Powis Street, Woolwich, London SE18 6HZ

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Arranged to Provide a Lower Ground and Ground Floor Retail Unit with Ancillary Space on the Upper Floors Fully Let to Vodafone Producing £60,000 Per Annum**

### Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

### Description

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

### Tenure

Freehold

### Accommodation

Lower Ground and Ground Floor Retail Unit

### First and Second Floor

Ancillary Space

G.I.A Approximately 2,899 sq ft

### Tenancy

The property is subject to a lease for a term of 5 years commencing 10th March 2025 at a rent of £60,000 per annum.



## LOT 50Q | 62 Powis Street, Woolwich, London SE18 6HZ

\*Guide Price  
**Sold Prior**

**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit with Ancillary Space on the Upper Floors Fully Let to Taco Bell Producing £67,500 Per Annum**

### Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

### Description

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

### Tenure

Freehold

### Accommodation

Ground Floor Retail Unit

### First and Second Floors

Ancillary Space

G.I.A Approximately 2,783 sq ft

### Tenancy

The property is let to Taco Bell for a term of 15 years commencing 6th January 2023 at a rent of £67,500 per annum.



LOT 51

587 Forest Road, Walthamstow, London E17 4PP

\*Guide Price  
£440,000+

**A Vacant Mid Terrace Mixed Use Building Arranged to Provide a Ground Floor Retail Unit and a Ground and First Floor One Bedroom Split Level Flat**

**Location**

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

**Description**

The property comprises a mid terrace mixed use building arranged to provide a ground floor retail unit (commercial) and a ground and first floor one bedroom split level flat.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Retail Shop Area  
Two Reception Rooms  
WC's

**First Floor**

Kitchen  
Bedroom  
Bathroom



LOT 52

179 Upton Lane, Forest Gate, London E7 9PJ

\*Guide Price  
£390,000+

**A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Three Bedroom Flat**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Retail Unit  
Two WC's  
Cellar Room

**First Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Two Bathrooms

**Exterior**

The property benefits from a rear garden.



LOT **52A**

**Former Site Office at Stone House, 9 Weymouth Street,  
Marylebone, London W1W 6DB**

\*Guide Price  
**£275,000+**

**A Vacant Well Located Lower Ground Floor Office. Potential to Convert to Residential Use (Subject to Obtaining all Relevant Consents)**

**Tenure**

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

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Regents Park are within easy reach. Transport links are provided by Great Portland Street underground station (Metropolitan line) and Euston rail station.

**Description**

The property comprises a lower ground floor office situated within a mid terrace building arranged lower ground, ground and four upper floors.

**Accommodation**

**Lower Ground Floor**  
Office Space



LOT **53**

**58 Fore Street, St Marychurch, Torquay,  
Torbay TQ1 4LX**

\*Guide Price  
**£100,000+**

**A Vacant Mixed Use Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Three Bedroom Flat. 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 Oddicombe Beach are within easy reach. Transport links are provided by Torquay rail station.

**Description**

The property comprises a mixed use mid terrace building arranged to provide a ground floor retail unit and a first floor three bedroom flat.

**Accommodation**

**Ground Floor**  
Retail Area

**First Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating E**



LOT 54

Units 9A1 & 9A2 Cranborne Industrial Estate, Cranborne  
Road, Potters Bar, Hertfordshire EN6 3JN

\*Guide Price  
**£525,000+**



### A Vacant Double Fronted Semi Detached Commercial Building

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a double fronted semi detached commercial building arranged over ground and first floors.

#### Accommodation

##### Ground Floor

Two Workshops

##### First Floor

Four Office Spaces

Kitchen

Canteen Area

Bathroom

Separate WC

**G.I.A approximately 441 sq m (4,747 sq ft)**

#### Exterior

The property benefits from off street parking.

#### Joint Auctioneers



LOT **55**

**The Plough, 7 Main Street, Catcliffe, Rotherham,  
South Yorkshire S60 5SR**

**\*Guide Price  
£300,000+**



**A Substantial Detached Building Arranged to Provide Three Retail Units, Five Flats (All Sold off on Long Leases) and a Car Park all Situated on a Plot of Land Measuring Approximately 1,194 sq m Producing £36,540 Per Annum (Reflecting a Gross Initial Yield of 12.1%). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Exterior**

The property benefits from a car park for circa 12 vehicles.

**Location**

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

**Description**

The property comprises a detached building arranged to provide three ground floor retail units, five flats across the first and second floors and a car park for circa 12 vehicles.

**Accommodation & Tenancy Schedule**

| Property | Floor  | Accommodation | Lessee  | Lease Term               | Current Annual Rent | Notes   |
|----------|--------|---------------|---|--------------------------|---------------------|---|
| Unit 1   | Ground | 192.88 sq m   | Mith Global Limited<br>(t/a Morrison's Daily) | 15 years from 01.04.2020 | £18,000 Per Annum   | FRI<br>Rent Reviews every 5 years<br>2025 Rent Review Outstanding |
| Unit 2   | Ground | 51.31 sq m    | K Hussain<br>(t/a Ace of Fadez)               | 10 years from 28.02.2022 | £8,400 Per Annum    | FRI   |
| Unit 3   | Ground | 72.00 sq m    | M D Earp<br>(t/a Three B's)                   | 15 years from 08.08.2024 | £10,140 Per Annum   | FRI<br>Rent Reviews every 5 years                                 |

**LOT 55A** | 308 Thornton Road, Croydon, Surrey CR0 3EU

\*Guide Price  
**£300,000+**

**A Ground Floor Retail Unit Fully Let Producing £45,000 Per Annum**

**Location**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from October 2017 (thus approximately **116 years unexpired**).

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

G.I.A Approximately 140 sq m (1,511 sq ft)

**Tenancy**

The property is let to Bupa Occupational Health Limited on a lease expiring August 2030 at a rent of £45,000 per annum.

**Description**

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



**LOT 55B** | 24-26 Stepney Street & Vaughan Street, Llanelli, Carmarthenshire SA15 3TR

\*Guide Price  
**£100,000+**

**Two Ground Floor Retail Units with Upper Floor Ancillary Space Fully Let Producing a Combined £27,000 Per Annum**

**Location**

The property is situated on a mixed use road in Llanelli city centre. Nearby multiples include Nando's, Specsavers and Odeon. The open spaces of Spring Gardens are within easy reach. Transport links are provided by Llanelli rail station.

**Tenure**

Freehold

**Description**

The property comprises two ground floor retail units with upper floor ancillary space situated within a corner building arranged over lower ground, ground and two upper floors.

**Accommodation & Tenancy Schedule**

| Property             | Floor                                  | Accommodation                               | Tenancy Details                            | Current Rent      |
|----------------------|--|---|--|-------------------|
| 24/26 Stepney Street | Lower Ground, Ground, First and Second | Basement Unit, Retail Area, Ancillary Space | Let to Ty Hafan for approximately 15 years | £20,000 Per Annum |
| 2 Vaughn Street      | Ground and First                       | Retail Area, Ancillary Space                | Let to Seren Nails expiring 13th June 2026 | £7,000 Per Annum  |

**Current Rent Reserved Combined £27,000 Per Annum**



**LOT 56**

**6 Week Completion Available or Earlier if Required**  
**155 Goldsworth Road, Woking,**  
**Surrey GU21 6LS**

\*Guide Price  
**£200,000+**

**A Vacant Mid Terrace Commercial Building Arranged to Provide a Ground Floor Shop with Ground and First Floor Offices. Offered With Planning Permission to Convert the Property into Two Flats.**

**Tenure**

Freehold

**Exterior**

The property benefits from off street parking.

**Proposed Accommodation**

**Ground Floor**

Reception Room with Open-Plan  
 Kitchen  
 Bedroom  
 Utility Room  
 Bathroom

**First Floor**

Two Bedrooms (One with En-Suite)  
 Bathroom

**Second Floor**

Reception Room  
 Kitchen

**Description**

The property comprises a mid terrace commercial building arranged to provide a ground floor shop with ground and first floor offices.

**Accommodation**

**Ground Floor**

Shop Area  
 Kitchen  
 WC's

**First Floor**

Office Rooms

**Planning**

Woking Borough Council granted the following planning permission (ref: PLAN/2026/0254) on 15th May 2026 : 'Prior Approval for the Change of Use from Class E offices into Class C3 two units residential (Schedule 2, Part 3, Class MA of the GPDO)'.



**LOT 57**

**25-27 King Street, Ramsgate,**  
**Kent CT11 8NP**

\*Guide Price  
**£550,000+**

**A Vacant Substantial Mid Terrace Building Arranged to Provide a Lower Ground and Ground Floor Retail Unit with First and Second Floor Office Space. Total G.I.A Approx 15,521 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road amongst local shops and amenities. Nearby multiples include Boots, New Look and Café Nero. Transport links are provided by Ramsgate rail station.

**Description**

The property comprises a substantial mid terrace building arranged to provide a lower ground and ground floor retail unit with first and second floor office space.

**Accommodation**

**Lower Ground Floor - 3,789 sq ft**  
 Ancillary Space / Store Rooms

**Ground Floor - 6,676 sq ft**

Retail Area  
 Store Rooms

**First Floor - 4,576 sq ft**

Offices  
 Store Rooms  
 WC's

**Second Floor - 1,295 sq ft**

Offices  
 Store Rooms

**Total G.I.A Approximately 15,521 sq ft**



LOT **58**

**50A High Street, Bridgnorth,  
Shropshire WV16 4DX**

\*Guide Price  
**£150,000+**

**A Substantial Vacant First, Second and Third Floor Office and Ancillary Space within a Grade II listed Commercial Building. Both Ground Floor Retail Units have been Sold Off of Long Leases. Potential for Re-Development (Subject to Obtaining all Relevant Consents)**

**Location**

Well located in one of Bridgnorth's key commercial thoroughfares, the property sits at the centre of a retail community. Established national names including WHSmith, Boots and Trespass trade nearby. The open spaces of Severn Park are just moments away, adding to the lifestyle credentials of this popular market town. Good road connectivity is provided via the A458, ensuring easy access to the wider region.

**Description**

The property comprises the office and ancillary space over the first, second and third floors within a Grade II Listed mid terrace commercial building, both ground floor retail units have been sold off on long leases.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Two Retail Units (Sold Off)

**First Floor**

Offices and Ancillary Space  
G.I.A. Approximately 165 sq m / 1,776 sq ft

**Second Floor**

Offices and Ancillary Space  
G.I.A. Approximately 61 sq m / 656 sq ft

**Third Floor**

Offices and Ancillary Space  
G.I.A. Approximately 62 sq m / 667 sq ft

**Total G.I.A Approx. 288 sq m / 3,100 sq ft**

**EPC Rating E**



LOT **59**

**1076 Christchurch Road, Bournemouth,  
Dorset BH7 6DS**

\*Guide Price  
**£95,000+**

**A Mid Terrace Building Arranged to Provide a Vacant Ground Floor Retail Unit and a First and Second Floor Flat (Sold Off on a Long Lease).**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Note**

We are advised by the vendor that the property has an Estimated Rental Value of £15,000 Per Annum

**Accommodation**

**Ground Floor**

Retail Area  
Storage  
Kitchen  
WC  
G.I.A. approximately 65 sq m (705 sq ft)

**First and Second Floor Flat (Not Inspected)**

**Tenancy**

The first floor flat is held on a 99 year lease from 24th June 2002 (thus approximately **75 years unexpired**) at a ground rent of £75 per annum, rising to £150 in 2035 and £300 in 2068.



Do you have a query? Call us on **020 7625 9007**

LOT **60**

**32 Norwich Street, Dereham,  
Norfolk NR19 1BX**

\*Guide Price  
**£40,000+**

**A Vacant Ground Floor Retail Unit**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Dereham Park are within easy reach. Transport links are provided by the A47 to the south.

**Tenancy**

We are advised by the vendor that the property has an Estimated Rental Value of £9,000 Per Annum

**EPC Rating C**

**Description**

The property comprises a ground floor retail unit (formerly trading as a hair salon) situated within a mid terrace building arranged over ground and two upper floors.

**Accommodation**

**Ground Floor**

Retail Area  
Storage  
Kitchen  
WC  
G.I.A approximately 46 sq m (500 sq ft)



LOT **60A**

**11 Feltham Road, Ashford,  
Middlesex TW15 1DQ**

\*Guide Price  
**£190,000+**

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

**Location**

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

**Description**

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

**EPC Rating C**

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Retail Space

**First Floor**

Ancillary Space

**Tenancy**

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



## Next auction: 29th July & 30th July

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### LOT 60B | 57 Church Street, Twickenham, Middlesex TW1 3NR

\*Guide Price  
**£100,000-£200,000**

#### A Ground Floor Commercial Unit Let Producing £21,000 Per Annum with Potential Reversionary Value

##### Location

The property is situated on a pedestrianised road close to local shops and amenities. The open spaces of York House Gardens are within easy reach. Transport links are provided by Richmond underground station (District line) and Strawberry Hill rail station.

##### Description

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

##### Note

VAT is not applicable

There may be potential for change of use (subject to obtaining all relevant consents).

##### Tenure

Leasehold. The property is held on a lease expiring 28th September 2114. (88 Years Remaining). Peppercorn Ground Rent

##### Accommodation Ground Floor

Commercial Unit - 53.8 Sq M (579 Sq Ft)

##### Tenancy

The property is subject to a lease for a term of 5 years commencing 4th July 2024 at a rent of £19,000 per annum. Tenant break clause due July 2026 and the seller has advised the rent will increase to £20,000 per annum in July 2026 and to £21,000 per annum in July 2027.

The seller will be topping up the rent.



LOT 61

14A Market Place, Alford, Lincolnshire LN13 9EB

\*Guide Price  
£80,000-£120,000

**An End of Terrace Mixed Use Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Two Bedroom Flat Fully Let £13,600 Per Annum**

**Tenure**

Freehold

**Description**

The property comprises an end of terrace mixed use building arranged to provide a ground floor retail unit and 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 Alford Recreation Park are within easy reach. Transport links are provided by Skegness rail station.

**Accommodation & Tenancy Schedule**

| Floor  | Accommodation   | Tenancy  | Current Annual Rent |
|--------|---|--|---------------------|
| Ground | Retail Area, Office, Store Room, WC<br>G.I.A Approx 95 sq m (1,022 sq ft)           | Let to CCS-Clifford Contract Services Limited on a 5 year lease from 30th April 2024             | £7,000              |
| First  | Reception Room, Kitchen, Two Bedrooms, Bathroom<br>G.I.A Approx 42 sq m (452 sq ft) | Let to a private individual on a Periodic Tenancy for a term of 12 months from 8th November 2025 | £6,600              |

Current Rent Reserved £13,600 Per Annum



LOT 62

27A Bridge Street, Witham, Essex CM8 1BU

\*Guide Price  
£135,000+

**An End of Terrace Retail Unit Subject to a Lease Producing £15,000 Per Annum (Reflecting a Gross Initial Yield of 11.1%)**

**Tenure**

Freehold

**Location**

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

**Tenancy**

The property is subject to an FRI lease for a term of 5 years commencing 19th February 2026 at a rent of £15,000 per annum. Rent Review 2029.

**Description**

The property comprises an end of terrace retail unit arranged over ground and first floors.

**Accommodation**

**Ground Floor**

Retail Area  
WC

**First Floor**

Two Rooms  
Kitchenette

Total G.I.A. approximately 76 sq m (818 sq ft)

EPC Rating D



LOT **63**

**8 Waterloo Terrace, Bridgnorth,  
Shropshire WV16 4EG**

\*Guide Price  
**£320,000+**

**An End of Terrace Four Storey Commercial Building Subject to a Lease of £42,000 Per Annum**

**Tenure**

Freehold

**Location**

Well located in one of Bridgnorth's key commercial thoroughfares, the property sits at the centre of a retail community. Established national names including WHSmith, Boots and Trespass trade nearby. The open spaces of Severn Park are just moments away, adding to the lifestyle credentials of this popular market town. Good road connectivity is provided via the A458, ensuring easy access to the wider region.

**Description**

The property comprises an end of terrace historic building arranged over lower ground, ground and two upper floors. The property has been refurbished including new plastering, electrics and plumbing throughout.

**EPC Rating** E

**Accommodation**

**Lower Ground Floor**

Basement

G.I.A. Approximately 26 sq m / 280 sq ft

**Ground Floor**

Shop Area

G.I.A. Approximately 26 sq m / 280 sq ft

**First Floor**

Shop Area

G.I.A. Approximately 33 q m / 355 sq ft

**Second Floor**

Shop Area

G.I.A. Approximately 26 sq m / 280 sq ft

**Total G.I.A Approx. 111 sq m / 1,195 sq ft**

**Tenancy**

The property is subject to a lease expiring on 6th June 2028 at a rent of £42,000 per annum. The Seller has informed us that the Tenants are in arrears please refer to the legal pack for more information.



LOT **64**

**8 Week Completion Available  
46 High Street, Dudley,  
West Midlands DY1 1PN**

\*Guide Price  
**£400,000-  
£500,000**



LOT 65

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

\*Guide Price  
**£250,000+**



**A Vacant Fire Damaged Mid Terrace Former Public House. Offered With Planning Permission for the Demolition of the Existing Building and the Erection of a Six Storey Mixed Use Building to Provide a Ground Floor Commercial Unit and 23 Flats.**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to Swindon City Centre. Nearby multiples include; Tesco Express, Boots and John Lewis. The open spaces of The Park are within easy reach. Transport links are provided by Swindon rail station.

**Description**

The property comprises a fire damaged mid terrace former public house arranged over ground and first floors.

VAT is Applicable

**Planning**

Swindon Borough Council granted the following planning permission (ref: S/OUT/24/1135/AMMY) on 31st March 2025 : 'Application for Outline Planning Permission for the demolition of the existing building and erection of a 6 storey, mixed use building containing ground floor commercial use and 23 no. self-contained residential units from 1st to 5th floor'.

**Proposed Accommodation**

**Ground Floor**

Commercial Unit

**First Floor**

2 x One Bedroom Flats  
2 x Two Bedroom Flats

**First and Second Floors (Split Level)**

2 x One Bedroom Flats

**Second Floor**

2 x One Bedroom Flats  
2 x Two Bedroom Flats

**Third Floor**

3 x One Bedroom Flats  
2 x Two Bedroom Flats

**Fourth Floor**

4 x One Bedroom Flats  
1 x Two Bedroom Flat

**Fifth Floor**

1 x One Bedroom Flat  
1 x Two Bedroom Flat  
1 x Three Bedroom Flat

LOT **66**

**8 Well Hall Road, Eltham,  
London SE9 6SY**

\*Guide Price  
**£55,000+**

**A Commercial Unit Within a Petrol Filling Station Fully Let to Malthurst Limited t/a Londis Producing £17,500 Per Annum (Reflecting a Gross Initial Yield of 31%)**

**Location**

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

**Description**

The property comprises a ground floor commercial unit within a petrol filling station fore court.

**Tenure**

Leasehold. The property is held on a 99 year lease from 2nd March 1937 (thus approximately **9 years unexpired**).

**Accommodation**

**Ground Floor**  
Shop Area

**Tenancy**

The property is let to Malthurst Limited t/a Londis at a rent of £17,500 per annum.



**END OF  
COMMERCIAL  
LOTS**

## Next auction: 29th July & 30th July

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# LOT 66A

## 32D St Julians Road, Kilburn, London NW6 7LB

\*Guide Price  
**£230,000+**

### A Vacant Third 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 Queen's Park are within easy reach. Transport links are provided by Kilburn underground station (Bakerloo line) and West Hampstead rail station.

#### Description

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

#### Accommodation

**Third Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT **67****Flat 47 Nexus Court, Malvern Road, Kilburn,  
London NW6 5AT**\*Guide Price  
**£230,000+****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 Kilburn Park are within easy reach. Transport links are provided by Queen's Park overground station (Lioness & Mildmay lines) and underground station (Bakerloo line).

**Description**

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

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

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

**Accommodation**

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

LOT **68****Flat 7 Hayesend House, Blackshaw Road, Tooting,  
London SW17 0DH**\*Guide Price  
**£180,000+****A Vacant Second Floor Two Bedroom Flat****Location**

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

**Description**

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

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

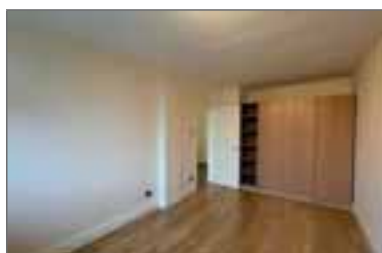
Leasehold. The property is held on a 125 year lease from 21st July 1989 (thus approximately **88 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a balcony.



LOT **68A**

**76 Broxholme Lane, Doncaster,  
South Yorkshire DN1 2LW**

\*Guide Price  
**£110,000+**

**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.

**Description**

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

**Tenancy**

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

**Accommodation**

Basement  
Room

**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 **69**

**19 Tewkesbury Road, Carshalton,  
Surrey SM5 1QE**

\*Guide Price  
**£250,000+**

**A Two Bedroom Semi Detached House with a Garage to the Side Subject to a Periodic Tenancy Producing £21,000 Per Annum. Potential for Development (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 St. Helier Open Space are within easy reach. Transport links are provided by Sutton Common rail station.

**Description**

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

**Tenancy**

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

**Tenure**

Freehold

**Accommodation**

Ground Floor  
Reception Room  
Kitchen  
Conservatory  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

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



# LOT 69A

**Flat C 48 Morrish Road, Lambeth, London SW2 4EG**

\*Guide Price  
**£70,000+**

## A Vacant Ground Floor Studio Flat

### Tenure

Leasehold. The property is held on a 99 year lease from 24th December 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 Holmewood Gardens are within easy reach. Transport links are provided by Streatham Hill rail station.

### Description

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

### Accommodation

**Ground Floor**  
Studio Room  
Kitchen  
Bathroom

**EPC Rating D**



# LOT 70

**By Order of a Housing Association  
30 Lime Close, Harrow, Middlesex HA3 7JG**

\*Guide Price  
**£150,000+**

## 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 70A

By Order of the Executors  
**4 Cheshunt House, 10-12 Sunny Gardens Road, Hendon,  
London NW4 1RX**

\*Guide Price  
**£140,000+**

## 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 Sunny Hill Park are within easy reach. Transport links are provided by Brent Cross underground station (Northern line) and Hendon rail station.

### Description

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

**EPC Rating C**

### Tenure

Leasehold. The property is held on a 999 year lease from 25th December 1976 (thus approximately **950 years unexpired**).

### Accommodation

**First Floor**  
Studio room  
Kitchen  
Bathroom

### Exterior

The property benefits from an allocated parking space.



# LOT 71

**Flat 77 Tennyson Apartments, 1 Saffron Central Square,  
Croydon, Surrey CR0 2FW**

\*Guide Price  
**£160,000+**

## A Vacant Sixth Floor Two Bedroom Flat

### Location

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

### Description

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

### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2012 (thus approximately **985 years unexpired**).

### Accommodation

**Sixth Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms (one with an en-suite)  
Bathroom



# LOT 71A

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

\*Guide Price  
**£180,000+**

## 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 72

**8 Week Completion Available or Earlier if Required**  
**18 Rackham Road, Norwich, Norfolk NR3 3JG**

\*Guide Price  
**£100,000+**

## A Vacant Six Room End of Terrace House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Rooms

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

**EPC Rating D**



# LOT 72A

255 Fishguard Way, Newham, London E16 2RX

\*Guide Price  
**£225,000-£255,000**

### A Vacant Fourth Floor Two Bedroom Flat

#### Tenure

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

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Royal Victoria Gardens are within easy reach. Transport links are provided by Custom House underground station (Elizabeth line) and West Ham rail station.

#### EPC Rating C

#### Description

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

#### Accommodation

**Fourth Floor**  
Reception Room  
Kitchen  
Two Bedroom (Both with En-Suites)

#### Exterior

The property benefits from a private balcony and allocated parking.



# LOT 73

141 Longford Road, Longford, Coventry, West Midlands CV6 6ED

\*Guide Price  
**£100,000+**

### 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 Longford Park are within easy reach. Transport links are provided by Coventry Arena rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Utility Room

#### First Floor

Two Bedrooms  
Bathroom

#### Second Floor

Bedroom

#### Exterior

The property benefits from a rear garden.



LOT **73A****10 Eider Close, Hayes,  
Middlesex UB4 9TD**\*Guide Price  
**£415,000+****A Vacant Three Bedroom Semi Detached House. Offered With Planning Permission for a Side/Rear Extension****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Willow Tree Open Space are within easy reach. Transport links are provided by Northolt underground station (Central line) and Southall rail station.

**Planning**

Hillingdon Borough Council granted the following planning permission (ref: 67926/APP/2026/570) on 24th April 2026 : 'Erection of part single storey, part double storey wraparound extension to the side and rear, conversion of roof space to habitable use to include rear dormer, and change of external white render into original brickwork walls'. The property previously had planning permission granted for the erection of an outbuilding, this has now lapsed.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a large rear garden.

**Note**

Prospective purchasers are advised that the property has experienced subsidence and there may be visible cracking in parts of the building. Buyers should make their own enquiries and satisfy themselves as to the condition of the property prior to bidding.

**EPC Rating D**LOT **74****17A Westview Close, Neasden,  
London NW10 1RH**\*Guide Price  
**£290,000+****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 74A

**753 Wandsworth Road, Wandsworth, London SW8 3JF**

\*Guide Price  
**£1,015,000+**

**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 two/three bedroom, 1 x two bedroom, 1 x one bedroom) over ground and two upper floors.

# LOT 75

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

\*Guide Price  
**£375,000+**

**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.

**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.



**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**



**LOT 75A** | 35 Handfield Street, Liverpool, Merseyside L5 6PE

\*Guide Price  
**£30,000+**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** D



**LOT 76** | 278 Faversham Road, Seasalter, Whitstable, Kent CT5 4BN

\*Guide Price  
**£70,000+**

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

**Tenure**  
Freehold

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

**Description**  
The property comprises a two bedroom detached bungalow.

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

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



# LOT 76A | 7 Hill Corner Road, Chippenham, Wiltshire SN15 1DW

\*Guide Price  
**£160,000+**

### A Vacant Three Bedroom End of Terrace House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Monkton Park are within easy reach. Transport links are provided by Chippenham 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 front, side and rear gardens and off street parking.

**EPC Rating** D



# LOT 77 | By Order of a Housing Association 31 Inman Road, Harlesden, London NW10 9JU

\*Guide Price  
**£175,000+**

### A Mid Terrace Building Arranged to Provide a Vacant First Floor One Bedroom Flat and a Ground Floor Flat (Sold Off on a Long Lease)

**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 Stonebridge Park underground station (Bakerloo line), overground and rail stations.

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

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

**Tenancy**  
The ground floor flat (Flat A), is sold off on an 126 year lease from 1st January 2008.



LOT **77A****26A North Street, Hailsham,  
East Sussex BN27 1DL**\*Guide Price  
**£40,000+****A Vacant First Floor Three Bedroom Flat. Potential to be  
Converted into an HMO (Subject to Obtaining all Relevant  
Consents)****Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1988 (thus approximately **60 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

G.I.A: 1,150 Sq Ft (Source: EPC)

**EPC Rating D**

LOT **78****7 Trinity Street, Birkenhead,  
Merseyside CH41 4HJ**\*Guide Price  
**£50,000+****A Two Bedroom Mid Terrace House Subject to a Periodic  
Tenancy Producing £6,600 Per Annum****Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating D**

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £550 per calendar month.



# LOT 78A

**37 Natland Road, Kendal,  
Cumbria LA9 7LR**

**\*Guide Price  
£100,000-£130,000**

### A Vacant Three Bedroom Semi Detached House

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Conservatory  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



# LOT 79

**By Order of the Executors  
65 Westfield Gardens, Harrow,  
Middlesex HA3 9EH**

**\*Guide Price  
£425,000+**

### A Vacant Three Bedroom Mid Terrace House

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Queensbury Park are within easy reach. Transport links are Kingsbury (Jubilee line) and Kenton (Bakerloo line) about equidistant. Buses 183 and SL10 within 5 minute walk.

**Description**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a front and rear garden.



LOT 80

## 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 80A

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

\*Guide Price  
**£230,000+**

### A Vacant Three Bedroom End of Terrace House. Potential for Roof and Rear Extensions (Subject to Obtaining all Relevant Consents)

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of King George's Field are within easy reach. Transport links are provided by Borough Green & Wrotham rail station and the M26.

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom  
WC

#### First Floor

Three Bedrooms

#### Exterior

The property benefits from both front and rear gardens.

#### EPC Rating C



LOT 81

**1 Church Lane, Stoke Doyle, Peterborough,  
Cambridgeshire PE8 5TH**\*Guide Price  
**£170,000+****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 82

**Flat A, 188a Kilburn High Road, Kilburn,  
London NW6 4JD**\*Guide Price  
**£375,000+****A First Floor Two Bedroom Flat Subject to a Periodic Tenancy  
Producing £55,115 Per Annum****Location**

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

**Description**

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

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £55,115 Per Annum

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th March 2001 (thus approximately **974 years unexpired**).

**Accommodation****First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating D**

LOT **83****Flat B, 188a Kilburn High Road, Kilburn,  
London NW6 4JD**\*Guide Price  
**£250,000+****A Second Floor One Bedroom Flat Subject to a Periodic Tenancy  
Producing £33,945 Per Annum****Location**

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

**Description**

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

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £33,945 Per Annum

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th March 2001 (thus approximately **974 years unexpired**).

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**LOT **84****Flat C, 188a Kilburn High Road, Kilburn,  
London NW6 4JD**\*Guide Price  
**£250,000+****A Third Floor One Bedroom Flat Subject to a Periodic Tenancy  
Producing £33,945 Per Annum****Location**

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

**Description**

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

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £33,945 Per Annum

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th March 2001 (thus approximately **974 years unexpired**).

**Accommodation**

**Third Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating D**

# LOT 84A

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

\*Guide Price  
**£335,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating G**



# LOT 85

**64 Raccoon Way, Hounslow,  
Middlesex TW4 7PJ**

\*Guide Price  
**£130,000+**

### A Vacant Second and Third 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 Chester Park are within easy reach. Transport links are provided by Hounslow West underground station (Piccadilly line) and Hounslow rail station.

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

**Tenure**  
Leasehold. The property is held on a new 990 year lease.

**Accommodation**  
**Second Floor**  
Reception Room  
Kitchen

**Third Floor**  
Three Bedrooms  
Bathroom  
Separate WC



LOT **85A****2 Harold Road, Sutton,  
Surrey SM1 4HZ**\*Guide Price  
**£220,000+****A Vacant Two Bedroom Mid Terrace House****Tenure**  
Freehold**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Benhill Recreation Ground are within easy reach. Transport links are provided by Carshalton rail station.**Description**  
The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment and repairs.**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen**First Floor**  
Two Bedrooms  
Bathroom**Exterior**  
The property benefits from an outdoor WC and a rear garden.**EPC Rating F**LOT **86****Flat 2, 309 Barking Road, Plaistow,  
London E13 8EE**\*Guide Price  
**£75,000-£95,000****A First Floor Studio Flat Subject to a Periodic Tenancy  
Producing £13,200 Per Annum (Reflecting a Gross Initial Yield of 17.6%)****Tenure**  
Leasehold. The property is held on a 125 year lease from 1st January 2006 (thus approximately **104 years unexpired**).**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Central Park are within easy reach. Transport links are provided by East Ham underground station (Circle line) and Barking rail station.**EPC Rating C****Description**  
The property comprises a first floor studio flat situated within a mixed use parade arranged over ground and first floors.**Accommodation**  
**First Floor**  
Studio Room  
Bathroom**Tenancy**  
The property is subject to a periodic tenancy at a rent of £1,100 per calendar month.

# LOT 87

## 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 87A

## 45 Cundalls Road, Ware, Hertfordshire SG12 7DH

\*Guide Price  
**£250,000+**

### 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 King George Park are within easy reach. Transport links are provided by Ware rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
WC

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

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

#### EPC Rating D



LOT **88****6 Week Completion Available****Apartment 502 1 Espalier Gardens, Brondesbury,  
London NW6 2DQ**\*Guide Price  
**£450,000+****A Vacant Fifth Floor Three Bedroom Flat****Tenure**

Leasehold. The property is held on a 250 year lease from 1st January 2019 (thus approximately **242 years unexpired**).

**Location**

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

**Note**

The freeholder has raised a Section 20 notice for terrace waterproofing remediation. The building warranty insurer has accepted liability, contributing 62% of costs, with contractor selection currently underway. The flat will be stripped and reinstated as part of the works. Based on the highest quote received to date, the Seller estimates the contribution for this flat to be approx. £20,000. Prospective purchasers should make their own enquiries.

**Description**

The property comprises a fifth floor three bedroom flat situated within a purpose built building arranged over ground and five upper floors. The property benefits from a concierge and lift access. The property benefits from a private balcony and is EWS1 (A1) compliant.

**Accommodation**

**Fifth Floor**  
Reception Room with Open-Plan Kitchen  
Three Bedrooms (One with En-Suite)  
Bathroom

**GIA Approx: 87.4 sq m (941 sq ft)****EPC Rating B**LOT **88A****86 Station Road, March,  
Cambridgeshire PE15 8NN**\*Guide Price  
**£150,000+****A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms  
WC

**Exterior**

The property benefits from both front and rear gardens.



LOT 89

**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.

**Exterior**

The property block benefits from off street parking.

**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 90

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

\*Guide Price  
**£75,000+**

**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.

**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

**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



# LOT 90A

## 24 Staplefield Drive, Brighton, East Sussex BN2 4RL

\*Guide Price  
**£210,000+**

### 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 Wild Park are within easy reach. Transport links are provided by Falmer 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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



# LOT 91

## Flat 405 The Vista Building, 30 Calderwood Street, Woolwich, London SE18 6JG

\*Guide Price  
**£115,000+**

### A Vacant Fourth Floor One Bedroom Flat

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

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

**EPC Rating** C

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

**Accommodation**  
**Fourth Floor**  
Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom



LOT **92**

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

\*Guide Price  
**£125,000+**

**A First Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £22,200 Per Annum. Reflecting a 17% Yield on Guide.**

**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 **93**

**Flat 47 Wimborne House, Dorset Road, Vauxhall, London SW8 1AH**

\*Guide Price  
**£215,000+**

**A Fifth and Sixth Floor 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 Vauxhall Park are within easy reach. Transport links are provided by Oval underground station (Northern line) and Vauxhall rail station.

**Description**

The property comprises a fifth and sixth floor two bedroom split level flat situated within a purpose built block arranged over ground and ten upper floors. The property benefits from a concierge.

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 125 year lease from 13th August 1990 (thus approximately **89 years unexpired**).

**Accommodation**

**Fifth Floor**

Reception Room with Open-Plan Kitchen

**Sixth Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private balcony.



LOT 94

**Penthouse F Thurleigh Court, Nightingale Lane, Wandsworth, London SW12 8AP**

\*Guide Price  
**£230,000+**

**A Vacant Fourth Floor One Bedroom Flat**

**Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 299 year lease from 1st October 2013 (thus approximately **286 years unexpired**).

**Accommodation Fourth Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private balcony.



LOT 94A

**5 Gillquart Way, Coventry, West Midlands CV1 2UE**

\*Guide Price  
**£80,000+**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 20th December 2002 (thus approximately **976 years unexpired**).

**Location**

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

**Exterior**

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

**Description**

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

**Accommodation First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT 95

21 Church Street, Kington,  
Herefordshire HR5 3BE

\*Guide Price  
£40,000+

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

**Tenure**  
Freehold

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

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

**Accommodation**  
Lower Ground Floor  
Cellar

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Conservatory  
Utility Room  
WC

**First Floor**  
Four Bedrooms  
Bathroom  
Separate WC

**Second Floor**  
Loft Room

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



LOT 95A

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

\*Guide Price  
£170,000+

**A Vacant Three Bedroom Detached Bungalow**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of 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 96

## 14 Neo Apartments 1-9 Wexham Road, Slough, Buckinghamshire SL1 1UG

\*Guide Price  
**£170,000+**

### A Vacant Second Floor Two Bedroom Flat

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 97

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

\*Guide Price  
**£150,000+**

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

#### Tenure

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

#### Location

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

#### Tenancy

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

#### Description

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

#### Accommodation

**Seventh Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a private balcony.

#### EPC Rating B



LOT 98

**48 Abbey Street, Ickleton, Saffron Walden,  
Essex CB10 1SS**

\*Guide Price  
**£40,000+**

**A Vacant Two Bedroom Semi Detached Grade II Listed House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Ickleton Green are within easy reach. Transport links are provided by the M11.

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

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

**First Floor**  
Two Bedrooms

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

**Joint Auctioneers**

**HAMMERED**



LOT 98A

**6 Week Completion Available or Earlier if Required**  
**127 St. Albans Road, Arnold, Nottingham,  
Nottinghamshire NG5 6GT**

\*Guide Price  
**£90,000+**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
Freehold

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

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

**EPC Rating D**

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

**First Floor**  
Two Bedrooms  
Bathroom

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



LOT 99

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

\*Guide Price  
**£165,000+**

### A Vacant Two Bedroom Mid Terrace House. Planning has been Submitted for a Rear and Loft Extension.

#### 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.

#### Planning

The following planning application has been submitted to Dacorum Council (ref: 26/01047/FHA) on 8th May 2026 : 'Single-storey rear extension and rear-facing rooflight to create additional bedroom space.' 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. There are numerous green open spaces easy reach. Transport links are provided by the M1 to the East and Luton rail station.

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen

#### First Floor

Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

#### EPC Rating D



LOT 100

## 27 Station Road, Castle Cary, Somerset BA7 7BX

\*Guide Price  
**£100,000+**

### A Vacant Three Room Mid Terrace House

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

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

#### First Floor

Two Bedrooms

#### Exterior

The property benefits from a rear yard.

#### EPC Rating D



# LOT 100A | Flat 2, 192 Hainault Avenue, Westcliff-on-Sea, Essex SS0 9EX

\*Guide Price  
**£60,000+**

## 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 101 | 109 St Ervans Road, Kensington and Chelsea, London W10 5QY

\*Guide Price  
**£425,000+**

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

### Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1985 (thus approximately **84 years unexpired**).

### Location

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

### Description

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

### Accommodation

**First and Second Floors**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom



**LOT 102** | **Flat 40 Centrika, Bath Road, Slough, Buckinghamshire SL1 3SL**

\*Guide Price  
**£130,000-£155,000**

**A Vacant Sixth Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 155 year lease from 1st January 2005 (thus approximately 134 years unexpired).

**Location**

The property is situated in Slough City Centre close to local shops and amenities. The open spaces of Salt Hill Park are within easy reach. Transport links are provided by Slough rail station and Slough bus station.

**Description**

The property comprises a sixth floor two bedroom flat situated within a purpose built block arranged over ground and six upper floors. The building benefits from a lift.

**Accommodation**

**Sixth Floor**  
Open Plan Reception Room/Kitchen  
Two Bedrooms (One En-Suite)  
Bathroom

**Exterior**

The property benefits from an allocated parking space.



**LOT 103** | **20 Paddock Close, Sydenham, London SE26 4SS**

\*Guide Price  
**£550,000-£650,000**

**A Six Bedroom End of Terrace House Offered with Vacant Possession**

**Tenure**

Freehold

**Location**

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

**Accommodation**

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

**First Floor**

Four Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating C**



# LOT 104

17 Birchfield 1 Palmerston Road, Harrow, Middlesex HA3 7HB

\*Guide Price  
**£125,000-£150,000**

### A Vacant Second Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2010 (thus approximately **108 years unexpired**).

#### Location

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

**EPC Rating C**

#### Description

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

#### Accommodation

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



# LOT 105

34C Harmer Street, Gravesend, Kent DA12 2AX

\*Guide Price  
**£60,000-£85,000**

### 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 105A

## 7 Secunda Way, Hempsted, Gloucester, Gloucestershire GL2 5GA

\*Guide Price  
**£190,000+**

### A Vacant Four Bedroom Mid Terrace House

#### Tenure

Freehold (The Garage is Leasehold, Please refer to the legal pack).

#### Location

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

#### Description

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

**EPC Rating C**

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
WC

**First Floor**  
Two Bedrooms  
WC

**Second Floor**  
Two Bedrooms  
Bathroom

#### Exterior

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



# LOT 106

## 21 Stanwyck Lane, Oxley Park, Milton Keynes, Buckinghamshire MK4 4EB

6 Week Completion Available

\*Guide Price  
**£275,000+**

### A Vacant Five 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 Oxley Park are within easy reach. Transport links are provided by Bletchley rail station.

#### Description

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

**EPC Rating C**

#### Accommodation

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

**First Floor**  
Two Bedrooms (one with an ensuite)

**Second Floor**  
Three Bedrooms  
Bathroom

**GIA Approx: 125 sq m (1,345 sq ft)**

#### Exterior

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



**LOT 107** | **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 108** | **6 Week Completion Available**  
**67 Hawkhurst Road, Brighton, East Sussex BN1 9GF**

\*Guide Price  
**£250,000+**

**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 Wolseley Road Play Area are within easy reach. Transport links are provided by Falmer rail 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 a rear garden and off-street parking.

**EPC Rating** D



**LOT 109**

**21 Hiles Avenue, Winterton, Scunthorpe, South Humberside DN15 9XY**

**\*Guide Price  
£30,000+**

**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 Winterton Mere are within easy reach. Transport links are provided by Scunthorpe rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Storage Area

**First Floor**  
Three Bedrooms  
Bathroom  
WC

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

**EPC Rating C**



**LOT 110**

**44B Wendover Road, Harlesden, London NW10 4RT**

**\*Guide Price  
£275,000+**

**A Vacant First Floor Two Bedroom Flat**

**Location**  
The property is situated in the heart of Willesden close to local shops and amenities. The open spaces of Roundwood Park are within easy reach. Transport links are provided by Willesden Junction overground and underground stations.

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

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

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



## Next auction: 29th July & 30th July

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



### LOT 110A | Flat 7, 2A Agar Grove, Camden, London NW1 9TD

\*Guide Price  
**£90,000+**

#### A Vacant Second Floor Studio Flat

##### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2007 (thus approximately **106 years unexpired**).

##### Description

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

##### Tenancy

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

##### 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 The Regent's Park are within easy reach. Transport links are provided by Camden Town underground station (Northern line) and Camden Road overground station.

##### Accommodation

**Second Floor**  
Studio Room  
Kitchen  
Bathroom

##### EPC Rating E



# LOT 111

## Land to the Rear of 14 Stafford Road, Croydon, Surrey CR0 4NL

\*Guide Price  
**£25,000-£50,000**

### A Plot of Land Measuring Approximately 322 sq m (3,465 sq ft)

#### Description

The lot comprises a plot of land measuring approximately 322 sq m (3,465 sq ft)

#### Planning

A planning application has been prepared for submission to Croydon Council (ref: PP-14947491) 'For the erection of a two storey building with front dormers and accommodation within the roof space to provide five self contained one bedroom flats on land to the rear of 14 Stafford Road'. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Duppas Hill Recreation Ground are within easy reach. Transport links are provided by Waddon Station 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 112

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

\*Guide Price  
**£210,000+**

### 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 113

## Garden Flat, 31 Thurlow Park Road, Lambeth, London SE21 8JP

\*Guide Price  
**£180,000+**

### A Vacant Ground Floor Three Room Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 2004 (thus approximately **77 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served upon completion, the rights of which would be assigned to the incoming buyer.

#### Location

The property is situated in the South East London area of Tulse Hill close to local shops and amenities. The open spaces of Brockwell Park are within easy reach. Transport links are provided by Tulse Hill rail station.

**EPC Rating C**

#### Description

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

#### Accommodation

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

#### Exterior

The property benefits from a shared rear garden.



# LOT 114

## 6 Week Completion Available or Earlier if Required Flat 13 Campden Hill Towers, 112 Notting Hill Gate, Notting Hill, London W11 3QW

\*Guide Price  
**£260,000-£360,000**

### A Vacant Fifth and Sixth Floor Two Bedroom Split Level Flat

#### Tenure

Leasehold. The property is held on a 74 year lease from 29th September 1983 (thus approximately **31 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Kensington Garden are within easy reach. Transport links are provided by Notting Hill Gate underground station (Central and Circle lines) and Marylebone rail station.

#### Description

The property comprises a fifth and sixth floor two bedroom split level flat situated within a ground and ten upper floors. The property benefits from lift access and a concierge.

#### Accommodation

**Fifth Floor**  
Reception Room  
Kitchen

**Sixth Floor**  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private balcony.

**EPC Rating C**



LOT 115

By Order of the LPA Receivers

**Flat 1602 Douglass Tower, 9 Goodluck Hope Walk, Poplar, London E14 0XE**\*Guide Price  
**£250,000+****A Vacant Sixteenth Floor Studio Flat****Tenure**

Leasehold. The property is held on a 1st January 2018 year lease from 999 (thus approximately **991 years unexpired**).

**Location**

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

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

The property comprises a sixteenth floor studio flat situated within a purpose built block arranged over lower ground, ground and twenty nine upper floors.

**Accommodation**

**Sixteenth Floor**  
Studio Room  
Bathroom

**Exterior**

The property benefits from access to a communal swimming pool.



LOT 115A

**51 Wood Avenue, Sandiacre, Nottingham, Nottinghamshire NG10 5FX**\*Guide Price  
**£170,000+****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 **116**

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

\*Guide Price  
**£110,000+**

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

**Location**

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

**Description**

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

**Note**

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

**EPC Rating C**

**Tenure**

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

**Accommodation**

**First Floor**  
Studio Room  
Bathroom

**Tenancy**

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



LOT **117**

**6 Week Completion Available**  
**The Coach House, Hadley, Droitwich, Worcestershire WR9 0AT**

\*Guide Price  
**£260,000+**

**A Vacant Three Bedroom Grade II Listed Detached House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating F**

**Accommodation**

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

**First Floor**

Reception Room  
Two Bedrooms (Both with En-Suites)

**GIA Approx: 170.9 sq m (1,840 sq ft)**

**Exterior**

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



LOT 118

5 The Close, Holt,  
Norfolk NR25 6DD\*Guide Price  
£50,000+**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 King George V Playing Field are within easy reach. Transport links are provided by Sheringham rail station.

**Description**

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

**Note**

No. 3 The Close sold in 2022 for £225,000.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from front, side and rear gardens.

**EPC Rating D**

LOT 119

4 Dingwall Road, Carshalton,  
Surrey SM5 4LY\*Guide Price  
£350,000+**A Vacant Three Bedroom End of Terrace House****Tenure**

Freehold

**Description**

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

**Location**

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

**Accommodation**

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

**First Floor**

Three Bedrooms

**Exterior**

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

**EPC Rating D**

# LOT 120

## Garage at 1 The Chestnuts, Gwydor Road, Beckenham, Kent BR3 4DU

\*Guide Price  
**£5,000+**

### A Vacant Single Storey Lock Up Garage

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1960 (thus approximately **33 years unexpired**).

#### Location

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

#### Description

The property comprises a single storey lock up garage



# LOT 120A

## Land Adjacent to 52 Cunningham Avenue, Enfield, Middlesex EN3 6LD

\*Guide Price  
**£50,000-£100,000**

### A Plot of Land Measuring Approximately 108 sq m (1,161 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 108 sq m (1,161 sq ft). Plans have been drawn up for the erection of a house. No planning application has been submitted for this scheme.

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

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Regional Open Space (Belmore Playing Fields) are within easy reach. Transport links are provided by Turkey Street overground station and Enfield Lock 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.



An Artist's Impression of a Development Concept (Subject to Obtaining all Relevant Consents)

# LOT 121

## 79 Walerand Road, Lewisham, London SE13 7PQ

\*Guide Price  
**£175,000-£215,000**

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

#### Description

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

**EPC Rating C**

#### Tenure

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

#### Accommodation Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from communal gardens and a car park.



# LOT 122

## Garage 2, 301 Brownhill Road, Lewisham, London SE6 1AH

\*Guide Price  
**£4,500+**

### A Vacant Single Storey Lock Up Garage

#### Location

The garage 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 Hither Green rail station.

#### Description

The property comprises a single-storey lock-up garage situated within a garage block.

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 2000 (thus approximately **73 years unexpired**).



LOT **123**

**14 Simpson Street, Ryton,  
Tyne And Wear NE40 3EP**

\*Guide Price  
**£60,000-£90,000**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating D**



LOT **124**

**134D Hertingfordbury Road, Hertford,  
Hertfordshire SG14 2AL**

\*Guide Price  
**£315,000+**

**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 125

**Flat 27 Northumberland Court, Northumberland Avenue,  
Margate, Kent CT9 3BS**

\*Guide Price  
**£80,000+**

**A Vacant Second Floor Two Bedroom Flat with Sea Views**

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th December 1950 (thus approximately 925 years unexpired).

**Location**

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

**EPC Rating F**

**Description**

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

**Accommodation**

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



LOT 126

**44 Woodcroft, Telford,  
Shropshire TF7 5NE**

\*Guide Price  
**£40,000+**

**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 **127**

**22 Wellington Square, Hastings,  
East Sussex TN34 1PN**

**\*Guide Price  
£700,000+**



**A Vacant Grade II Listed End of Terrace Building Arranged to Provide Five Flats (2 x One Bedroom, 3 x Two Bedroom).**

**Tenure**

Freehold

**Description**

The property comprises a Grade II Listed end of terrace building arranged to provide five flats (2 x one bedroom, 3 x two bedroom) over lower ground, ground and three upper floors. The property has been recently refurbished.

**Tenancy**

The LHA rate for a one bedroom flat in the area is £136.93 per week (£7,120 per annum) (source: lha-direct.voa.gov.uk). The LHA rate for a two bedroom flat in the area is £172.60 per week (£8,975.20 per annum) (source: lha-direct.voa.gov.uk).

- Flat 1 - D
- Flat 2 - D
- Flat 3 - C
- Flat 4 - E
- Flat 5 - D

**Location**

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

**Accommodation**

**Lower Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom  
G.I.A Approximately 64 sq m

**Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
G.I.A Approximately 51 sq m

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
G.I.A Approximately 58 sq m

**Second Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom  
G.I.A Approximately 55 sq m

**Third Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
G.I.A Approximately 56 sq m

**Exterior**

The second floor flat benefits from a private balcony.

LOT 128

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. 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.

The property does not have planning permission for residential use. Buyers should rely on their own enquiries.



LOT 129

159 Central Drive, Blackpool,  
Lancashire FY1 5ED\*Guide Price  
**£45,000-£90,000****A Mid Terrace Building Arranged To Provide 5 x One Bedroom Flats. One Flat is Let Producing £4,680 Per Annum. ERV of £23,400 Once Fully Let.****Tenure**

Freehold

**Location**

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

**Tenancy**

One of the five flats is subject to a periodic tenancies at a rent of £4,680 per annum.

**Note**

We understand the property is subject to an overage. Please refer to the legal pack for further information.

**Description**

The property comprises a mid terrace building arranged to provide 5 x one bedroom flats arranged over ground and two upper floors. The property requires a program of refurbishment and repairs.

**Accommodation**  
**Each Flat is Arranged to Provide**  
Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom

# LOT 130 | 6 Church Road, Hayling Island, Hampshire PO11 0NT

\*Guide Price  
**£130,000+**

## A Vacant Three Bedroom Semi Detached House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Hayling Island Beach are within easy reach. Transport links are provided by Havant Road and Havant rail 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  
Bathroom

**First Floor**  
Three Bedrooms

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

**EPC Rating** G



# LOT 131 | 68A High Street, Stanton Hill, Nottinghamshire NG17 3GA

\*Guide Price  
**£25,000+**

## 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.

**EPC Rating** D

**Description**  
This property comprised 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 shared access to a private rear garden



LOT **132****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 **133****36 Summerhill, Sutton Hill, Telford,  
Shropshire TF7 4EY**\*Guide Price  
**£50,000-£100,000****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 134

## Flat 1, 22 George Street, Reading, Berkshire RG1 7NT

\*Guide Price  
**£50,000+**

### A Vacant Raised Ground Floor One Bedroom Flat

#### Location

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

#### Description

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

#### Tenure

Leasehold. The property is held on a 99 year lease from 24th June 2002 (thus approximately **75 years unexpired**).

#### Accommodation

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

#### EPC Rating C



# LOT 135

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

\*Guide Price  
**£5,000-£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 136

**Apartment 5 L I V, George Street, Bradford,  
West Yorkshire BD1 5AA**

\*Guide Price  
**£40,000-£60,000**

## A Vacant Ground Floor One Bedroom Flat

### Location

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

### Description

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

### Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2019 (thus approximately **242 years unexpired**).

### Accommodation Ground Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 137

**86 Darnton Drive, Middlesbrough,  
Cleveland TS4 3RF**

\*Guide Price  
**£40,000-£60,000**

## A Vacant Two Bedroom Mid Terrace House

### Tenure

Freehold

### Location

The property is situated on a residential road close to local shops, amenities and James Cook University Hospital. The open spaces of Stewart Park are within easy reach. Transport links are provided by Marton rail station.

### Description

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

**EPC Rating D**

### Accommodation

Ground Floor  
Two Reception Rooms  
Kitchen

### First Floor

Two Bedrooms  
Bathroom

### Exterior

The property benefits from a rear garden and a garage

### Note

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



LOT **138**

**14 Priestley Court, Palmers Drive, Grays, Essex RM17 5RX**

\*Guide Price  
**£5,000+**

**A Vacant First Floor One Bedroom Retirement Flat**

**Tenure**

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

**Location**

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

**Note**

**To be eligible as a resident you must be aged 55 or over. Please refer to the legal pack for more information on eligibility**

**EPC Rating C**

**Description**

The property comprises a first floor one bedroom retirement flat situated within a purpose built building arranged over ground and first floors. The property benefits from a residents lounge.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens and allocated parking.



LOT **139**

**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 and requires a program of refurbishment.

**Accommodation**

**Ground Floor**  
Kitchen  
Reception Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a large rear garden.

**EPC Rating D**





Lots 140 - 200

Next Page >>>

LOT 140

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

\*Guide Price  
**£100,000+**

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

#### Tenure

Flying Freehold

#### Location

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

#### Description

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

#### Accommodation

##### First Floor

Two Reception Rooms  
 Kitchen

##### Second Floor

Four Bedrooms  
 Two Bathrooms

**EPC Rating G**



LOT 141

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

\*Guide Price  
**£200,000+**

### 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 142

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

\*Guide Price  
**£150,000+**

### A Vacant Three Bedroom Semi Detached House

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of 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 143

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

\*Guide Price  
**£75,000+**

### 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 Cromer 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 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 144

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

\*Guide Price  
**£195,000+**

**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 145

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

\*Guide Price  
**£165,000+**

**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 145A

## 134 Copenhagen Close, Luton, Bedfordshire LU3 3TG

\*Guide Price  
**£85,000+**

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

#### Location

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

#### Description

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

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1973 (thus approximately **46 years unexpired**).

#### Accommodation

**First Floor**  
Reception Room  
Kitchen

#### Second Floor

Two Bedrooms  
Bathroom  
Separate WC



# LOT 146

## Flat 48 Weston Court, 5 Brindley Place, Uxbridge, Middlesex UB8 2UF

\*Guide Price  
**£250,000+**

### A First Floor Two Bedroom Flat

#### Location

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

#### Description

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

#### EPC Rating B

#### Tenure

Leasehold. The property is held on a 150 year lease from 1st January 2018 (thus approximately **141 years unexpired**).

#### Accommodation

**First Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms  
Two Bathrooms

#### Exterior

The property benefits from a balcony.

#### On the Instructions of



LOT **147**

**81A Honley Road, Catford,  
London SE6 2HY**

\*Guide Price  
**£185,000+**

**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 **148**

**Flat 916 The Blenheim Centre, Prince Regent Road,  
Hounslow, Middlesex TW3 1NN**

\*Guide Price  
**£235,000+**

**An Eighth Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**Exterior**

The property benefits from a balcony.

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 150 year lease from 23rd September 2006 (thus approximately **127 years unexpired**).

**Accommodation**

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

On the Instructions of



LOT **149****12 Isabella Mews, Balls Pond Road, Dalston,  
London N1 4BJ**\*Guide Price  
**£470,000+****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 King Henry's Walk Garden are within easy reach. Transport links are provided by Dalston Junction overground station and Essex Road rail station.

**Description**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Kitchen/Diner  
WC

**First Floor**

Reception Room  
Bathroom

**Second Floor**

Two Bedrooms (One with En-Suite)

**On the Instructions of**LOT **150****Flat 3 108 Guildford Street, Chertsey,  
Surrey KT16 9AH**\*Guide Price  
**£150,000+****A First Floor Two Bedroom Flat****Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 150 year lease from 01/06/2024 (thus approximately **148 years unexpired**) with a ground rent of £100 per annum.

**Accommodation**

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

**On the Instructions of**

# LOT 151

## 47A Pearcroft Road, Leyton, London E11 4DP

\*Guide Price  
**£230,000+**

### A Ground Floor One Bedroom Flat

#### Location

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

#### Description

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

EPC Rating D

#### Tenure

Leasehold. The property is held on a 99 year lease from 15th January 1982 (thus approximately **54 years unexpired**).

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a rear garden.

On the Instructions of



# LOT 152

## Flat 2 201 Waldegrave Road, Teddington, Richmond upon Thames TW11 8LX

\*Guide Price  
**£140,000+**

### A First Floor Studio Flat Subject to a Periodic Tenancy Producing £10,200 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2005 (thus approximately **104 years unexpired**).

#### Location

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

EPC Rating C

#### Description

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

#### Accommodation

**First Floor**  
Studio Room  
Bathroom

#### Tenancy

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

On the Instructions of



LOT **152A**By Order of the Administrators  
**5 Greenlaw Court, Mount Park Road,  
London W5 2RX**\*Guide Price  
**£375,000+****A First Floor Two Bedroom Flat Subject to a Periodic Tenancy  
Producing £18,276 Per Annum****Location**

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

**Description**

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

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £1,523 per calendar month. Please refer to the legal pack for more information.

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1981 (thus approximately **54 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a balcony.

**EPC Rating E**LOT **153****52 St. Marks Avenue, Northfleet, Gravesend,  
Kent DA11 9LW**\*Guide Price  
**£80,000+****A Vacant First Floor Two Bedroom Maisonette****Tenure**

Leasehold. The property is held on a 130 year lease from 25th March 1980 (thus approximately **83 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a private rear garden.

**EPC Rating D**

# LOT 154

## Flat 25 Samuels Tower, Longhill Avenue, Chatham, Kent ME5 7AT

\*Guide Price  
**£50,000+**

**A Ground Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £10,500 Per Annum (Reflecting a Gross Initial Yield of 21%)**

### Tenure

Leasehold. The property is held on a 125 year lease from 27th July 2004 (thus approximately **103 years unexpired**).

### Location

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

### Tenancy

The property is subject to a Periodic Tenancy at a rent of £875 per calendar month.

**EPC Rating C**

### Description

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

### Accommodation

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



# LOT 155

## Flat 43 Netherwood Chambers, 1A Manor Row, Bradford, West Yorkshire BD1 4PB

\*Guide Price  
**£10,000+**

**A Vacant Fourth Floor One Bedroom Flat**

### Location

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

### Description

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

### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 1997 (thus approximately **970 years unexpired**).

### Accommodation

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating D**



LOT **156**

**Crofthead Farm, Crofthead Road, Kilmarnock, East Ayrshire KA3 2RU**

\*Guide Price  
**£200,000-250,000**

**A Vacant Four Bedroom Detached Farmhouse Situated on a Plot of Land Measuring Approximately 0.45 Acres / 1,827 sq m (19,666 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The site is situated on a residential road close to local shops and amenities, accessed via a private lane measuring around 250 metres. Numerous green open spaces are within easy reach. Transport links are provided by Kilmaurs rail station.

**Description**

The property comprises a four bedroom detached farmhouse situated on a plot of land measuring approximately 0.45 Acres / 1,827 sq m (19,666 sq ft). The property requires a program of refurbishment.

**Accommodation**

The traditional style property is over two levels and attic floor and offers four bedrooms, two public rooms, conservatory and two bathrooms.

**Note**

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



LOT **157**

**48 Broughton Drive, Nottingham, Nottinghamshire NG8 1DW**

\*Guide Price  
**£170,000+**

**A Vacant Two Bedroom Semi Detached Bungalow. Potential to Erect a Separate Dwelling and 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 Wollaton Park are within easy reach. Transport links are provided by Nottingham rail station.

**Description**

The property comprises a two bedroom semi detached bungalow.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a large rear garden.

**EPC Rating D**



**LOT 158** | **17 Lonsdale Road, Blackpool, Lancashire FY1 6EE**

\*Guide Price  
**£55,000+**

**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 158A** | **By Order of the Administrators**  
**Flat 12 Hart Grove Court, Hart Grove, Ealing, London W5 3ND**

\*Guide Price  
**£375,000+**

**A Second Floor Three Bedroom Flat Subject to a Periodic Tenancy Producing £16,908 Per Annum**

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

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

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

**Accommodation**  
**Second Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Tenancy**  
The property is subject to a Periodic Tenancy at a rent of £1,409 per calendar month. Please refer to the legal pack for more information.

**EPC Rating C**



LOT **159****4 Milburn Street, Crook,  
County Durham DL15 9DY**\*Guide Price  
**£40,000-£60,000****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 **160****By Order of the LPA Receivers  
9 Love Lane, Gainsborough,  
Lincolnshire DN21 2SG**\*Guide Price  
**£75,000+****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 Memorial Park are within easy reach. Transport links are provided by Gainsborough Central 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.

**Note**

Finance available, subject to status.

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



# LOT 160A | 34 Murton Lane, Easington Lane, Houghton Le Spring, Tyne And Wear DH5 0NB

\*Guide Price  
**£32,000+**

### 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 Elemore Park are within easy reach. Transport links are provided by Seaham 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



# LOT 161 | 4 Highfield Road, Newbold, Derbyshire S41 7EY

\*Guide Price  
**£20,000-£40,000**

### 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.

**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'.

**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.



## Next auction: 29th July & 30th July

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LOT **162**

12 Week Completion Available  
**Land to the East of Arthur Street, Crook,  
County Durham DL15 9DU**

\*Guide Price  
**£160,000-£200,000**

**A Substantial Plot of Land Measuring Approximately 0.95 Acres / 3,845 sq m (41,387 sq ft). Offered With Planning Permission for the Erection of Thirteen Residential Dwellings. Works have Commenced**

#### Tenure

Freehold

#### Planning

Durham City Borough Council granted the following planning permissions:  
(ref: 3/2005/0702) on 26th September 2005 : 'Residential development to provide 9 no. Houses with integral garages (resubmission)'.  
(ref: DM/14/03786/VOC) on 10th February 2015 : 'Variation of condition 2 of planning permission 3/2005/0702 to allow amended site layout'.  
(ref: DM/14/03115/FPA) on 16th October 2015 : 'Four dwellings'. Works have commenced. Please refer to the legal pack for the plans. The seller has advised all 13 houses are private. No social housing. No outstanding CIL or S.106 payments.

#### Location

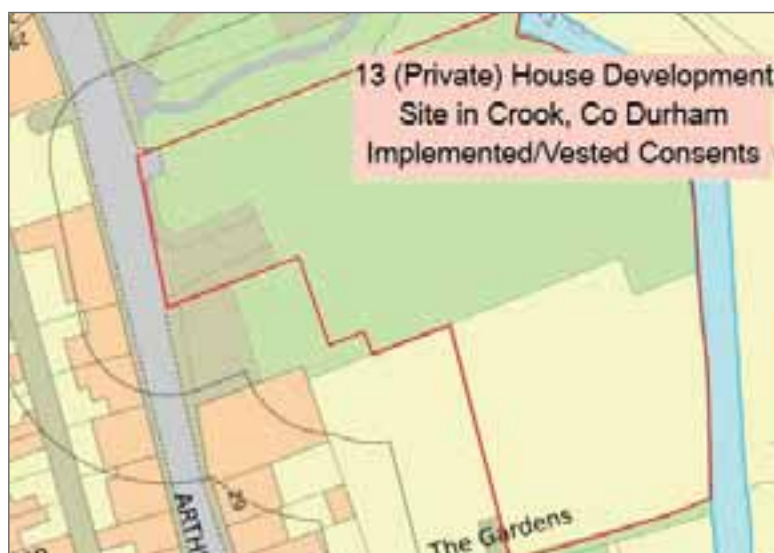
The land is situated on a residential road close to local shops and amenities. The open spaces of Foundry Park are within easy reach. Transport links are provided by Bishop Auckland rail station and Crook bus station.

#### Description

The lot comprises a plot of land measuring approximately 0.95 Acres / 3,845 sq m (41,387 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.



# LOT 163

## Land to the rear of 141 Parsonage Road, Rainham, Essex RM13 9LB

\*Guide Price  
**£40,000+**

**A Vacant Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 113 sq m (1,214 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Description**

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 113 sq m (1,214 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 and garage is situated on a residential road close to local shops and amenities. The open spaces of Abbey Wood Public Open Space are within easy reach. Transport links are provided by Rainham rail station.

**Note**

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



# LOT 164

## Plot B2 Top Farm, Weston-Subedge, Chipping Campden, Gloucestershire GL55 6QU

\*Guide Price  
**£25,000+**

**A Plot of Land Measuring Approximately 1,520 sq m (16,366 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by Evesham rail station.

**Description**

The lot comprises a plot of land measuring approximately 1,520 sq m (16,366 sq ft).

**Note**

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



LOT **165****Garage to the Rear of 32 St. Philips Avenue, Worcester Park, Surrey KT4 8JT****\*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 Manor Park are within easy reach. Transport links are provided by Worcester Park rail station.

**Description**

The property comprises a single storey lock up garage.

LOT **165A****54E Jubilee Court, 129 Fylde Road, Preston, Lancashire PR1 2XP****\*Guide Price  
£1,000+****A Ground Floor Student Accommodation Unit Subject to a Periodic Tenancy Producing £6,240 Per Annum (Equivalent).****Tenure**

Leasehold. Refer to legal pack.

**Location**

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

**Description**

The property comprises a ground floor student accommodation situated within a purpose built block arranged over ground and four upper floors.

**Accommodation****Ground Floor**

Accommodation Unit  
Bathroom  
Communal Reception Room  
Communal Kitchen

**Tenancy**

The property is subject to a Periodic Tenancy for a term of 6 months commencing 13th March 2026 at a rent of £120 per week.



# LOT 166

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

\*Guide Price  
**£1,000+**

### A Vacant Fourth Floor Studio Room

#### Tenure

Leasehold. The property is held on a 250 year lease from 2nd November 2016 (thus approximately 241 years unexpired).

#### Location

The property is situated on a residential road close to local shops and amenities. There are numerous open spaces within easy reach. Transport links are provided by Bradford Forster Square station. The property is walking distance to the University of Bradford.

#### Description

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

#### Accommodation

**Fourth Floor**  
Studio Room with En Suite  
Bathroom  
Communal Kitchen

#### Note

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



# LOT 167

## 15 Hartington Road, Stockton-on-Tees, Cleveland TS18 1HD

\*Guide Price  
**£1,000+**

### A Freehold Ground Rent Investment Secured Upon A Mid Terrace Building Arranged to Provide Nine Flats All Sold Off on Long Leases Producing a Combined Ground Rent of £1,800 Per Annum

#### Tenure

Freehold

#### Location

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

#### Description

Freehold and ground rent investment secured on a mid terrace building arranged to provide nine flats over ground and two upper floors, all flats have been sold off on long leases.

#### Tenancy

Each flat is sold off on a 999 year lease from 1st January 2022 at a ground rent of £200 per annum.



LOT **168****95-101 Dartford Road, Dartford,  
Kent DA1 3EP****\*Guide Price  
£5,000+**

**A Freehold Ground Rent Investment and Potential Roof Space Development Opportunity (Subject to Obtaining all Relevant Consents) Secured Upon a Two Detached Buildings of Four Flats Each (All Sold-Off) Currently Producing £225 Per Annum**

#### Location

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

#### Description

The property comprises a pair of detached purpose built blocks of four self-contained flats each arranged over ground and first floor levels.

#### Tenure

Freehold

#### Note

Plans have been drawn up but not submitted for the erection of two flats. Purchasers are deemed to rely on their own enquiries with regard to any possible development potential. A copy of the plans can be found within the legal pack.



#### Accommodation & Tenancy Schedule

| Property | Floor  | Accommodation | Tenancy Details                 | Current Rent |
|----------|--------|---------------|---------------------------------|--------------|
| 95       | Ground | Not Inspected | 999 years from 1st January 1969 | £50          |
| 95A      | First  | Not Inspected | 999 years from 1st January 1969 | £25          |
| 97       | Ground | Not Inspected | 999 years from 1st January 1969 | £25          |
| 97A      | First  | Not Inspected | 999 years from 1st January 1969 | £25          |
| 99       | Ground | Not Inspected | 999 years from 1st January 1969 | £25          |
| 99A      | First  | Not Inspected | 999 years from 1st January 1969 | £25          |
| 101      | Ground | Not Inspected | 999 years from 1st January 1969 | £25          |
| 101A     | First  | Not Inspected | 999 years from 1st January 1969 | £25          |

# LOT 169

## Land Between 19 and 37 School Lane, Castleford, West Yorkshire WF10 4DN

\*Guide Price  
**£80,000-£100,000**

**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 170

## Land to the North and West of 19 Filgrave, Newport Pagnell, Buckinghamshire MK16 9ET

\*Guide Price  
**£65,000+**

**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 **171****Land Adjacent to 2 Burton Road, Eastbourne,  
East Sussex BN21 2RD**\*Guide Price  
**£2,000+****A Plot of Land Measuring Approximately 272 sq m (2,931 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 272 sq m (2,931 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 **172****Land Adjacent to 24 Tilmore Road, Petersfield,  
Hampshire GU32 2HH**\*Guide Price  
**£15,000+****A Plot of Land Measuring Approximately 258 sq m (2,777 sq ft)****Location**

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

**Description**

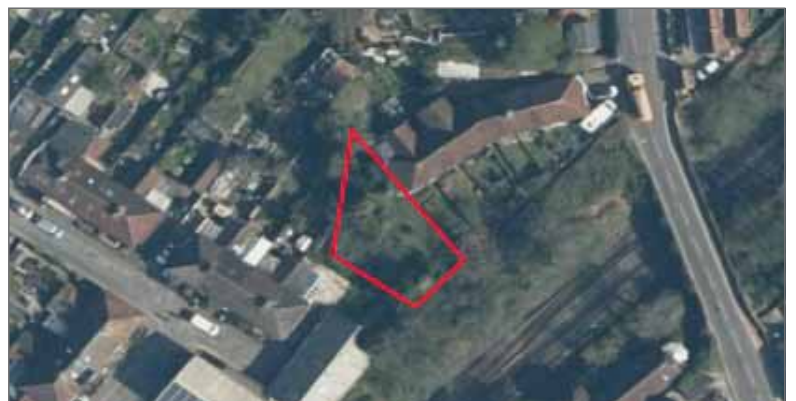
The lot comprises a plot of land measuring approximately 258 sq m (2,777 sq ft). Plans have been drawn up for the erection of dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations 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.

**Tenure**

Freehold

**Note**

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



# LOT 172A

## Land to the Rear of 10 Gipsy Lane, Grays, Essex RM17 6EE

\*Guide Price  
**£5,000+**

### A Plot of Land Measuring Approximately 30 sq m (323 sq ft)

#### Tenure

Freehold

#### Location

The land is 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 Grays rail station.

#### Description

The lot comprises a plot of land measuring approximately 30 sq m (323 sq ft) and a single storey shed.

#### 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 173

## Land at 89 Trapstyle Road, Ware, Hertfordshire SG12 0BA

\*Guide Price  
**£250+**

### A Plot of Land Measuring Approximately 65 sq m (695 sq ft)

#### Tenure

Freehold

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 65 sq m (695 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 174** | **Twelve Garages at Horsman Street, Bradford, West Yorkshire BD4 9QZ**

\*Guide Price  
**£25,000+**

**Twelve Single Storey Lock Up Garages situated on a Plot of Land Measuring Approximately 6,100 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 Knowles Park are within easy reach. Transport links are provided by Bradford rail station.

**Description**

The property comprises a single storey lock up garages situated on a plot of land measuring approximately 6,100 Sq Ft.

**Note**

The vendor estimates potential income of approximately £12,000 per annum if all garages were let. Purchasers must rely on their own enquiries.



**LOT 175** | **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 176

## Land at 84 Scarsdale Street, Bolsover, Chesterfield, Derbyshire S44 6JW

\*Guide Price  
**£10,000+**

### A Plot of Land Measuring Approximately 386 sq m (4,159 sq ft)

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 386 sq m (4,159 sq ft). Plans have been drawn up for the erection of a two bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection 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.

#### Further Information

The seller has advised that access can be found at either side of the plot.

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Nature Reserve Country Park are within easy reach. Transport links are provided by Shirebrook rail station, the M1 and J29A.

#### 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 177

## Garage 9 at Copperfield Court, 148 Worples Road, Wimbledon, London SW20 8QA

\*Guide Price  
**£10,000-£15,000**

### A Vacant Single Storey Lock Up Garage

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1983 (thus approximately 56 years unexpired).

#### Location

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

#### Description

The property comprises a single storey lock up garage.



**LOT 178** | Land at Green Lane, Warlingham, Surrey CR6 9EE

\*Guide Price  
**£15,000-£30,000**

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**Note**

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



**LOT 179** | Land Adjacent to 44 Silver Birch Grove, Trowbridge, Wiltshire BA14 0JQ

\*Guide Price  
**£10,000-£30,000**

**A Plot of Land Measuring Approximately 309 sq m (3,322 sq ft)**

**Tenure**

Freehold

**Description**

The lot comprises a plot of land measuring approximately 309 sq m (3,322 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 180

## Land Adjacent to 38 Kingfisher Drive, Richmond, Surrey TW10 7UD

\*Guide Price  
**£5,000-£20,000**

### 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 181

## Garage to the Rear of 61 Leechcroft Avenue, Swanley, Kent BR8 8AP

\*Guide Price  
**£5,000-£10,000**

### A Vacant Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 56 sq m (603 sq ft)

#### 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 situated on a plot of land measuring approximately 56 sq m (603 sq ft).

#### Note

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



LOT **182****Garage to the Rear of 71 Firle Road, Eastbourne,  
East Sussex BN22 8EQ**\*Guide Price  
**£5,000+****A Vacant Single Storey Lock Up Garage Situated on a Plot of  
Land Measuring Approximately 23 sq m (250 sq ft)****Tenure**

Freehold

**Location**

The garage is situated on a residential road close to local shops and amenities. The open spaces of Seaside Rec & Playground are within easy reach. Transport links are provided by Eastbourne rail station.

**Description**

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 23 sq m (250 sq ft).

**Note**

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

LOT **183****Garage at Tennyson Close, Royston,  
Hertfordshire SG8 5SZ**\*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 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 184

## Land Adjacent to 22 Morris Drive, Banbury, Oxfordshire OX16 1DA

\*Guide Price  
**£5,000-£15,000**

### A Plot of Land Measuring Approximately 240 sq m (2,585 sq ft)

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 240 sq m (2,585 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.

#### Tenure

Freehold

#### Note

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



# LOT 185

## Garage 6 Hilltop Court, Grange Road, Selhurst, London SE19 3BX

\*Guide Price  
**£3,000+**

### 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 185A

## Land South of Stoke Valley Road, Exeter, Devon EX4 5HG

\*Guide Price  
**£1,000-£10,000**

**Land and Roadways Measuring Approximately 2,479 sq m (26,687 sq ft)**

### Tenure

Freehold

### Location

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

### Description

The lot comprises a plot of land measuring approximately 2,479 sq m (26,687 sq ft).

### Note

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



# LOT 186

## Land Adjacent to 15 Aldrin Close, Nottingham, Nottinghamshire NG6 7AJ

\*Guide Price  
**£5,000-£15,000**

**A Plot of Land Measuring Approximately 435 sq m (4,682 sq ft)**

### Tenure

Freehold

### Description

The lot comprises a plot of land measuring approximately 435 sq m (4,682 sq ft). Plans have been drawn up for the erection of a four 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 Phoenix Park Hill are within easy reach. Transport links are provided by Bulwell 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 187

## Garage 33 at 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 188

## Land at Knockholt Road Cliftonville, Margate, Kent CT9 3HL

\*Guide Price  
**£2,000+**

### A Plot of Land Measuring Approximately 0.1 Acres / 390 sq m / 4,200 sq ft

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 0.1 Acres / 390 sq m / 4,200 sq ft.

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



LOT **189****28 Levett Road, Leatherhead,  
Surrey KT22 7EG**\*Guide Price  
**Sold Prior****A Vacant Ground Floor Two Bedroom Flat****Location**

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

**Description**

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

**Tenure**

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

**Accommodation  
Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating C**LOT **190****6 Week Completion Available  
122A Luton Road, Chatham,  
Kent ME4 5AD**\*Guide Price  
**Sold Prior****A Lower Ground 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 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 191

## Apartment 011 New Bank House, 100 Queen Street, Sheffield, South Yorkshire S1 2FA

\*Guide Price  
**Sold Prior**

### A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £12,792 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 £1,066 per calendar month.

#### EPC Rating E



# LOT 192

## Firview, Tilehouse Lane, Solihull, West Midlands B90 1EA

\*Guide Price  
**Sold Prior**

### A Plot of Land Measuring Approximately 0.23 Acres / 931 sq m (10,021 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Green Lane Park are within easy reach. Transport links are provided by Whitlock's End rail station.

#### Description

The lot comprises a plot of land measuring approximately 0.23 Acres / 931 sq m (10,021 sq ft).

#### Note

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



## LOT 193 | 12 Upland Close, Billericay, Essex CM12 0JR

\*Guide Price  
**Sold Prior**

### A Vacant Four Bedroom Semi Detached House. Offered with Planning Permission for a Roof and Rear Extension.

**Tenure**  
Freehold

**Description**

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

**Planning**

Basildon Borough Council granted the following planning permissions on 16th February 2023:

ref: 23/00139/LDCP: 'To establish the lawfulness of a proposed hip to gable roof extension and an extension to the existing rear dormer'.

ref: 23/00146/PDPA: 'Notification for a proposed larger home extension projecting 6.00 metres from the rear wall of the original dwelling with a maximum height of 3.73 metres and an eaves height of 2.98 metres, materials to match existing dwelling'.

**Location**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom  
WC/Utility Room

**First Floor**

Three Bedrooms  
Bathroom

**Second Floor**

Bedroom  
Store Room

**Exterior**

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

**EPC Rating** D



## LOT 194 | 19 Green Pond Close, Walthamstow, London E17 6EE

\*Guide Price  
**Sold Prior**

### A Second Floor Studio Flat

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1990 (thus approximately **63 years unexpired**).

**Location**

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

**EPC Rating** C

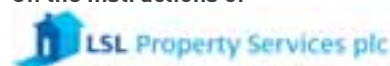
**Description**

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

**Accommodation**

**Second Floor**  
Studio Room  
Kitchen  
Bathroom

**On the Instructions of**



# LOT 195

**24 Fountain Street, Halifax,  
Calderdale HX1 1LW**

\*Guide Price  
**Sold Prior**

**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 rear providing flexibility for sub-dividing the building as part of any future conversion, subject to obtaining any necessary consents. Prospective purchasers should rely on their own enquiries in this regard.



# LOT 196

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

\*Guide Price  
**Sold Prior**

**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 **197****111E Barnsley Road, South Elmsall, Pontefract,  
Wakefield WF9 2BH**\*Guide Price  
**Sold Prior****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 Gallon Croft Field are within easy reach. Transport links are provided by Moorthorpe rail station.

**Description**

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

**Note**

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

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

LOT **198****By Order of the LPA Receivers  
220A Hornchurch Road, Hornchurch,  
Essex RM11 1QJ**\*Guide Price  
**Sold Prior****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 199

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

\*Guide Price  
**Sold Prior**

## A Four Bedroom Detached House 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 house arranged over ground and first floors.

**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 200

**Land at Manor End, Lower Luton Road, Wheathampstead,  
 St. Albans, Hertfordshire AL4 8JH**

\*Guide Price  
**Sold Prior**

## 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 Warrington 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.



# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

Common Auction Conditions (4th Edition – reproduced with the consent of the RICS). The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

### INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

### GLOSSARY

The glossary gives special meanings to certain words used in the conditions.

### AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

### SALE CONDITIONS

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

### GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

### ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

### ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

### AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- the date specified in the SPECIAL CONDITIONS; or
- if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

### APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

### ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

### ARREARS SCHEDULE

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

### BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

### CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

### COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

### CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION: a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or

b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

### EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

### FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

### GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

### INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

### LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

### OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

### PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

### PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

### PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

### READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

### SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

### SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

### SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

### SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

### TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

### TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

### TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

### TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

### AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

### A1

#### INTRODUCTION

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

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.

### A2

#### 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.

### A3

**BIDDING AND RESERVE PRICES**  
All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

### A4

**THE PARTICULARS AND OTHER INFORMATION**  
WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

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

**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;

(c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

(d) is to be held as stakeholder where VAT would be

# Common Auction Conditions (Edition 4)

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|   |   |      |  |  |  |
|---|---|------|--|--|--|
|   | 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.  |      |  |  |  |
| 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.  | G3   |  |  |  |
| 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.  | G3.1 |  |  |  |
| A5.8  | If the BUYER does not comply with its obligations under the CONTRACT then<br>(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and<br>(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.   | G3.2 |  |  |  |
| A5.9  | Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.  |      |  |  |  |
| <b>GENERAL CONDITIONS OF SALE</b>   |   |      |  |  |  |
| Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT. |   |      |  |  |  |
| G1  | <b>THE LOT</b>  |      |  |  |  |
| G1.1  | The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.   |      |  |  |  |
| G1.2  | The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.   | G3.3 |  |  |  |
| 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.  | G3.4 |  |  |  |
| 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:<br>(a) matters registered or capable of registration as local land charges;<br>(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;<br>(c) notices, orders, demands, proposals and requirements of any competent authority;<br>(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;<br>(e) rights, easements, quasi-easements, and wayleaves;<br>(f) outgoing and other liabilities;<br>(g) any interest which overrides, under the Land Registration Act 2002;<br>(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<br>(i) anything the SELLER does not and could not reasonably know about.   | G3.5 |  |  |  |
| 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:<br>(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and<br>(b) the SELLER is to leave them at the LOT.   |      |  |  |  |
| G1.8  | The BUYER buys with full knowledge of<br>(a) the DOCUMENTS, whether or not the BUYER has read them; and<br>(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.  | G4   |  |  |  |
| 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.   | G4.1 |  |  |  |
| G2  | <b>DEPOSIT</b>  |      |  |  |  |
| G2.1  | The amount of the deposit is the greater of:<br>(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and<br>(b) 10% of the PRICE (exclusive of any VAT on the PRICE).  | G4.2 |  |  |  |
| G2.2  | If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.  | G4.3 |  |  |  |
| G2.3  | Interest earned on the deposit belongs to the SELLER unless   |      |  |  |  |
|   | the SALE CONDITIONS provide otherwise.  |      |  |  |  |
|   | <b>BETWEEN CONTRACT AND COMPLETION</b>  |      |  |  |  |
|   | From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless<br>(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or<br>(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.  |      |  |  |  |
|   | If the SELLER is required to insure the LOT then the SELLER<br>(a) must produce to the BUYER on request all relevant insurance details;<br>(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;<br>(c) gives no warranty as to the adequacy of the insurance;<br>(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;<br>(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<br>(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).   |      |  |  |  |
|   | 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.   |      |  |  |  |
|   | Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.  |      |  |  |  |
|   | Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.  |      |  |  |  |
|   | <b>TITLE AND IDENTITY</b>   |      |  |  |  |
|   | Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.  |      |  |  |  |
|   | The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:<br>(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.<br>(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.<br>(c) If title is in the course of registration, title is to consist of:<br>(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;<br>(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and<br>(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.<br>(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. |      |  |  |  |
|   | Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):<br>(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<br>(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.   |      |  |  |  |
|   | The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.  |      |  |  |  |
|   | The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.  |      |  |  |  |
|   | The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable   |      |  |  |  |
|   | Money Laundering Regulations and Land Registry Rules.   |      |  |  |  |
|   | <b>TRANSFER</b>   |      |  |  |  |
|   | Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS<br>(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<br>(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.   | G5   |  |  |  |
|   | If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.   | G5.1 |  |  |  |
|   | The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.   | G5.2 |  |  |  |
|   | Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER<br>(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;<br>(b) the form of new lease is that described by the SPECIAL CONDITIONS; and<br>(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.   | G5.3 |  |  |  |
|   |   | G5.4 |  |  |  |
|   | <b>COMPLETION</b>   |      |  |  |  |
|   | COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.  | G6   |  |  |  |
|   | 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.   | G6.1 |  |  |  |
|   | Payment is to be made in pounds sterling and only by<br>(a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and<br>(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.  | G6.2 |  |  |  |
|   | Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.   | G6.3 |  |  |  |
|   | If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.   | G6.4 |  |  |  |
|   | Where applicable the CONTRACT remains in force following COMPLETION.  | G6.5 |  |  |  |
|   | <b>NOTICE TO COMPLETE</b>   | G6.6 |  |  |  |
|   | The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE. If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:<br>(a) terminate the CONTRACT;<br>(b) claim the deposit and any interest on it if held by a stakeholder;<br>(c) forfeit the deposit and any interest on it;<br>(d) resell the LOT; and<br>(e) claim damages from the BUYER.   | G7   |  |  |  |
|   | If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:<br>(a) terminate the CONTRACT; and<br>(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.   | G7.1 |  |  |  |
|   |   | G7.2 |  |  |  |
|   |   | G7.3 |  |  |  |
|   | <b>IF THE CONTRACT IS BROUGHT TO AN END</b>   |      |  |  |  |
|   | If the CONTRACT is lawfully brought to an end:<br>(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and<br>(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.  | G7.4 |  |  |  |
|   | <b>LANDLORD'S LICENCE</b>   |      |  |  |  |
|   | Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies. The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").  | G9   |  |  |  |
|   |   | G9.1 |  |  |  |
|   |   | G9.2 |  |  |  |
|   |   | G9.3 |  |  |  |

# Common Auction Conditions (Edition 4)

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| <p>G9.4 The SELLER must</p> <p>(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and</p> <p>(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).</p> <p>G9.5 The BUYER must promptly</p> <p>(a) provide references and other relevant information; and</p> <p>(b) comply with the landlord's lawful requirements.</p> <p>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.</p> <p><b>G10 INTEREST AND APPORTIONMENTS</b></p> <p>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.</p> <p>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.</p> <p>G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:</p> <p>(a) the BUYER is liable to pay interest; and</p> <p>(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.</p> <p>G10.4 Apportionments are to be calculated on the basis that:</p> <p>(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;</p> <p>(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</p> <p>(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.</p> <p>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.</p> <p><b>G11 ARREARS</b></p> <p>Part 1 – Current rent</p> <p>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.</p> <p>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.</p> <p>G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.</p> <p>Part 2 – BUYER to pay for ARREARS</p> <p>G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.</p> <p>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.</p> <p>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.</p> <p>Part 3 – BUYER not to pay for ARREARS</p> <p>G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS</p> <p>(a) so state; or</p> <p>(b) give no details of any ARREARS.</p> <p>G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:</p> <p>(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;</p> <p>(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);</p> <p>(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;</p> <p>(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;</p> | <p>(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</p> <p>(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.</p> <p>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.</p> <p><b>G12 MANAGEMENT</b></p> <p>G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.</p> <p>G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.</p> <p>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:</p> <p>(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;</p> <p>(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</p> <p>(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.</p> <p><b>G13 RENT DEPOSITS</b></p> <p>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. 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.</p> <p>G13.2 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions. Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:</p> <p>(a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;</p> <p>(b) give notice of assignment to the tenant; and</p> <p>(c) give such direct covenant to the tenant as may be required by the rent deposit deed.</p> <p>G13.3</p> <p>G13.4</p> <p><b>G14 VAT</b></p> <p>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.</p> <p>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.</p> <p><b>G15 TRANSFER AS A GOING CONCERN</b></p> <p>G15.1 Where the SPECIAL CONDITIONS so state:</p> <p>(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</p> <p>(b) this CONDITION G15 applies.</p> <p>G15.2 The SELLER confirms that the SELLER:</p> <p>(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and</p> <p>(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.</p> <p>G15.3 The BUYER confirms that</p> <p>(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;</p> <p>(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;</p> <p>(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and</p> <p>(d) it is not buying the LOT as a nominee for another person.</p> <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence</p> <p>(a) of the BUYER'S VAT registration;</p> <p>(b) that the BUYER has made a VAT OPTION; and</p> <p>(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</p> | <p>AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.</p> <p>G15.5 The BUYER confirms that after COMPLETION the BUYER intends to</p> <p>(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</p> <p>(b) collect the rents payable under the TENANCIES and charge VAT on them.</p> <p>G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:</p> <p>(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;</p> <p>(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and</p> <p>(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.</p> <p><b>G16 CAPITAL ALLOWANCES</b></p> <p>G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p> <p>G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.</p> <p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p> <p>G16.4 The SELLER and BUYER agree:</p> <p>(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and</p> <p>(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.</p> <p><b>G17 MAINTENANCE AGREEMENTS</b></p> <p>G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.</p> <p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.</p> <p><b>G18 LANDLORD AND TENANT ACT 1987</b></p> <p>G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987.</p> <p>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.</p> <p><b>G19 SALE BY PRACTITIONER</b></p> <p>G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER. The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p> <p>G19.2 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.</p> <p>G19.3 The LOT is sold</p> <p>(a) in its condition at COMPLETION;</p> <p>(b) for such title as the SELLER may have; and</p> <p>(c) with no title guarantee;</p> <p>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.</p> <p>G19.4 Where relevant:</p> <p>(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</p> <p>(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.</p> <p>G19.5 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p> <p><b>G20 TUPE</b></p> <p>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.</p> <p>G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:</p> <p>(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.</p> <p>(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.</p> <p>(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER</p> |
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# Common Auction Conditions (Edition 4)

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|            | will TRANSFER to the BUYER on COMPLETION.  |            | II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.  |          | Applicable for all lots where the Common Auction Conditions apply.  |
|            | (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.   | G24.2      | Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings. | 1        | <b>The Deposit</b>  |
| <b>G21</b> | <b>ENVIRONMENTAL</b>   |            |   | 1.1      | General Conditions A5.5a shall be deemed to be deleted and replaced by the following:   |
| G21.1      | This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.   |            |   | 1.2      | A5.5a. The Deposit:   |
| G21.2      | The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT   | G24.3      | If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.   |          | (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  |
| G21.3      | The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.   | G24.4      | Following COMPLETION the BUYER must:  |          | (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place. |
| <b>G22</b> | <b>SERVICE CHARGE</b>  |            |   | <b>2</b> | <b>Buyer's Administration Charge</b>  |
| G22.1      | This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.  |            |   | 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.                                   |
| G22.2      | No apportionment is to be made at COMPLETION in respect of service charges.  |            |   | <b>3</b> | <b>Extra Auction Conduct Conditions</b>   |
| G22.3      | Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:   | G24.5      | 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.  | 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.  |
|            | (a) service charge expenditure attributable to each TENANCY;   |            |   |          |   |
|            | (b) payments on account of service charge received from each tenant;   | <b>G25</b> | <b>WARRANTIES</b>   |          |   |
|            | (c) any amounts due from a tenant that have not been received;   | G25.1      | Available warranties are listed in the SPECIAL CONDITIONS.  |          |   |
|            | (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.   | G25.2      | Where a warranty is assignable the SELLER must:   |          |   |
| G22.4      | In respect of each TENANCY, if the service charge account shows:   |            |   |          |   |
|            | (a) 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.  | <b>G26</b> | <b>NO ASSIGNMENT</b>  |          |   |
| G22.5      | In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER. |            | The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.   |          |   |
| G22.6      | If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:  | <b>G27</b> | <b>REGISTRATION AT THE LAND REGISTRY</b>  |          |   |
|            | (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and   | G27.1      | This CONDITION G271 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:   |          |   |
|            | (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.   |            |   |          |   |
| <b>G23</b> | <b>RENT REVIEWS</b>  |            |   |          |   |
| G23.1      | This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.   | G27.2      | This CONDITION G272 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:   |          |   |
| 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.   | <b>G28</b> | <b>NOTICES AND OTHER COMMUNICATIONS</b>   |          |   |
| G23.4      | The SELLER must promptly:  | 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.   |          |   |
|            | (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and   | G28.2      | A communication may be relied on if:  |          |   |
|            | (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.  | G28.3      | A communication is to be treated as received:   |          |   |
| 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.  | 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.  |          |   |
| G23.8      | The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.  | <b>G29</b> | <b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>   |          |   |
| <b>G24</b> | <b>TENANCY RENEWALS</b>  |            | No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.   |          |   |
| G24.1      | This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part   |            |   |          |   |

### EXTRA GENERAL CONDITIONS

### MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

#### What the new regulations mean for you as a bidder or buyer at the auction:

- In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
- In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
- In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
- If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
- Your ID will be kept on file for 5 years and will we will only require updated documents if you change address.
- Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

#### At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

- Photographic evidence of identity**
    - Current signed Passport
    - Current full UK/EU photo card driving licence
    - Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
    - Firearm or shotgun certificate
    - Resident permit issued by the Home Office to EU National
  - Evidence of Residence**
    - Current full UK/EU photo card driving licence (if not used to prove identity)
    - Utility bill issued in last three months (not mobile phone)
    - Recent bank/ building society/ mortgage/ credit card statement
    - Current house/ motor insurance certificate
    - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
  - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
  - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

All certified ID can be sent to us at [info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk). The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.

# Auction House London

## 2026 Auction Schedule

Wednesday 28th January

Wednesday 11th February & Thursday 12th February

Wednesday 4th March

Wednesday 18th March & Thursday 19th March

Wednesday 22nd April & Thursday 23rd April

Wednesday 13th May

Wednesday 27th May & Thursday 28th May

Wednesday 10th June

Wednesday 24th June & Thursday 25th June

Wednesday 15th July

Wednesday 29th July & Thursday 30th July

Wednesday 12th August

Wednesday 2nd September & Thursday 3rd September

Wednesday 7th October & Thursday 8th October

Wednesday 11th November & Thursday 12th November

Wednesday 9th December & Thursday 10th December

Auction House London

5 Hampstead Gate, 1a Frognal

Hampstead, London NW3 6AL

020 7625 9007

[info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk)

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

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