

**NEW LOTS
ADDED!**

**Auction
House
LONDON**

TWO DAY AUCTION

29th & 30th July 2026

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**



July 2026

Wednesday 29th July

Commencing at 9.30am

Thursday 30th July

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 Frognal,

Hampstead, London NW3 6AL

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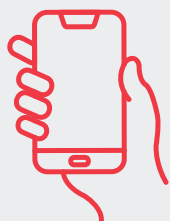
[auctionhouselondon.co.uk](https://www.auctionhouselondon.co.uk)

**# extracting
every last BID**

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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proof of Identification

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

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

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

Meet the Team

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



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Co-Founder & CEO



Andrew Binstock
Co-Founder & Auctioneer



Jordan Phillips
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Jamie Weir
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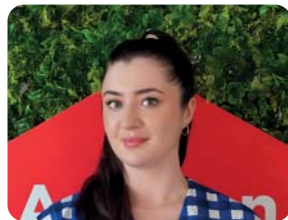
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OUR 2026 AUCTION SCHEDULE

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**

BESPOKE

Bespoke auction: Wednesday 15th July

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Auction House on 020 7625 9007 or email: info@auctionhouselondon.co.uk

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OUR 2026 AUCTION FIGURES

Our figures for February	Lots Offered	Lots Sold	Total Raised	Our figures for March	Lots Offered	Lots Sold	Total Raised
	288	219	£50M		253	183	£36M
Our figures for April	Lots Offered	Lots Sold	Total Raised	Our figures for May	Lots Offered	Lots Sold	Total Raised
	276	178	£30M		366	160	£41M
Our figures for June	Lots Offered	Lots Sold	Total Raised				
	220	154	£45M				

Our total figures for 2025 are

 2,428	 1,636	 £311 million
Lots Offered	Lots Sold	Total Raised

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Buying at Auction

**Auction
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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:

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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).



**Auction
House
LONDON**



Lots 1 - 160

Next Page >>>

LOT 1

6 Week Completion Available or Earlier if Required
**31 Lansdowne Road, Stanmore,
 Middlesex HA7 2RZ**

*Guide Price
£450,000+

A Vacant Four Bedroom Semi Detached House. Plans have been Drawn up for the Erection of an Additional House to the Side (Subject to Obtaining All Relevant Consents)

Tenure

Freehold

Description

The property comprises a four bedroom semi detached house arranged over ground and first floors. Plans have been drawn up for the erection of an additional 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 Canons Park are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Harrow & Wealdstone rail station.

Accommodation**Ground Floor**

Two Reception Rooms
 Kitchen
 Conservatory

First Floor

Four Bedrooms
 Bathroom

Exterior

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



LOT 2

**114 Matcham Road, Leytonstone,
 London E11 3LA**

*Guide Price
£285,000+

A Vacant Two Bedroom Mid Terrace House. Potential to Extend into The Loft Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
 Kitchen
 Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.



LOT 3

8 Week Completion Available or Earlier if Required
**9 Dorset Avenue, Romford,
Essex RM1 4LL**

*Guide Price
£275,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom
WC

Exterior

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

EPC Rating E



LOT 3A

**16 Lawrie Park Road, Sydenham,
London SE26 6DN**

*Guide Price
£350,000+

A Vacant First Floor Three Bedroom Maisonette

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1980 (thus approximately **53 years unexpired**).

Accommodation

First Floor

Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from a section of the private rear garden.



LOT 4

First Floor Flat 214 Philip Lane, Tottenham, London N15 4HH*Guide Price
£250,000+**A Vacant First Floor Two Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Lordship Recreation Ground are within easy reach. Transport links are provided by Seven Sisters underground station (Victoria line) and Seven Sisters 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 125 year lease from 24th June 2000 (thus approximately **99 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedroom
Bathroom
Separate WC

EPC Rating C

LOT 5

**6 Week Completion Available
Flat 7 Cheriton Court, Selhurst Road, Selhurst, London SE25 6LW***Guide Price
£80,000+**A Vacant Ground Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 1st August 1965 (thus approximately **38 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen/Diner
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and off street parking.



LOT 6

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

***Guide Price
£100,000+**



A Plot of Land Measuring Approximately 310 sq m (3,337 sq ft). Offered With Planning Permission for the Erection of a Two Storey Detached House

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 310 sq m (3,337 sq ft).

Proposed Accommodation

Ground Floor

Reception Room
Kitchen
Three Bedrooms (One with En-Suite)
Bathroom

First Floor

Reception Room
Bedroom
Bathroom

Location

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

Planning

Three Rivers Borough Council granted the following planning permission (ref: 25/1401/FUL) on 3rd July 2026 :
'Subdivision of site and construction of a two-storey detached dwelling including loft accommodation served by a rear dormer window, front solar panels; provision of hardstanding and associated landscaping; and new vehicular access including dropped kerb'.

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 7

8 Week Completion Available or Earlier if Required
**Unit 2, 2 Elm Park Road, Winchmore Hill,
 London N21 2HN**

*Guide Price
£120,000+

**A Vacant Ground Floor Commercial Unit. Offered With Planning
 Permission to Convert into a One Bedroom Flat**

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 Winchmore Hill Sports Club, The Paulin Ground are within easy reach. Transport links are provided by Winchmore Hill rail station.

Description

The property comprises a ground floor commercial unit situated within a detached building arranged over ground and two upper floors.

Planning

Enfield Borough Council granted the following planning permission (ref: 26/01799/PMA) on 3rd July 2026 : 'Prior approval for change of use to part ground floor medical/offices and premises (Class E) to 2 self-contained units (Class C3)'.

Accommodation

Ground Floor

Commercial Unit
 G.I.A Approximately 41 Sq M (441 Sq Ft)

Proposed Accommodation

Ground Floor

Reception Room
 Kitchen
 Bedroom
 Bathroom

Note

'The freeholder is selling the property and will give consent to the buyer to carry out any works to the property so long as it complies with local planning policies at no extra cost to the buyer. This is subject to all plans submitted to the Seller are within reason and in accordance with the approved planning permission.'

EPC Rating D



LOT 8

8 Week Completion Available
**129 Cherrydown Avenue, Chingford,
 London E4 8DX**

*Guide Price
£380,000+

**A Vacant Three Bedroom Mid Terrace House with a Garage and
 Rear Access**

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
 Kitchen
 Conservatory
 WC

First Floor

Three Bedrooms
 Bathroom

Exterior

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

EPC Rating E



LOT 9

Flat C, 51 Wood Lane, Shepherds Bush, London W12 7DP

*Guide Price
£230,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a new 125 year lease from 25th June 2026.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Shepherd's Bush Green are within easy reach. Transport links are provided by Goldhawk Road underground station (Circle line) and West Brompton 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.

Accommodation

Second Floor
Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom



LOT 10

141 Seaford Road, Tottenham, London N15 5DX

*Guide Price
£450,000+

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

Accommodation

Lower Ground Floor
Cellar

Ground Floor

Through Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating F



LOT 10A

6 Week Completion Available or Earlier if Required
**42 Mounts Road, Greenhithe,
 Kent DA9 9LZ**

*Guide Price
£160,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Worcester Park Playground are within easy reach. Transport links are provided by Greenhithe for Bluewater 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 Bedroom
 Bathroom
 Separate WC

Exterior

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

EPC Rating D



LOT 11

8 Week Completion Available
**27 Sandcliff Road, Erith,
 Kent DA8 1NZ**

*Guide Price
£210,000+

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 Erith Pier 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.

Accommodation

Ground Floor

Through Reception Room
 Kitchen
 Bathroom
 Separate WC

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating E



LOT 12

33 St. Marys Road, Gillingham, Kent ME7 1JJ

*Guide Price
£65,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Hilly Fields Community Park are within easy reach. Transport links are provided by Gillingham 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
Lower Ground Floor
Large Cellar

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.



LOT 12A

8 Week Completion Available or Earlier if Required Charnwood, King Edward Street, Hemel Hempstead, Hertfordshire HP3 0AD

*Guide Price
£325,000+

A Vacant Six Room Semi Detached House. Offered with Planning Permission for Various Extensions to Increase the Size of the House from 904 sq ft to 2,120 sq ft

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 Apsley rail station.

Planning
Dacorum Borough Council granted the following planning permissions: (ref: 26/01127/FHA) on 8th July 2026: 'Single-storey wraparound extension'. (ref: 26/01128/FHA) on 9th July 2026: 'Part single part two storey rear extension'. (ref: 26/00974/HPA / 26/00975/HPA) on 10th July 2026: 'Single-storey rear extension measuring 6.00m deep with a maximum ridge height of 3.00m and a maximum eaves height of 3.00m'.

Description
The property comprises a six room semi detached house arranged over basement, ground, and first floors.

Accommodation
Lower Ground Floor
Cellar

Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms

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



LOT 13

31 Deepfield Way, Coulsdon,
Surrey CR5 2SZ*Guide Price
£240,000+**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 Farthing Downs are within easy reach. Transport links are provided by Coulsdon Town rail station.**Description**
The property comprises a three bedroom mid terrace house arranged over ground and first floors.**Accommodation**
Ground Floor
Two Reception Rooms
Kitchen**First Floor**
Three Bedrooms
Bathroom**Exterior**
The property benefits from a rear garden.

LOT 14

6 Week Completion Available or Earlier if Required
12-14 Frederick Street, Luton,
Bedfordshire LU2 7QW*Guide Price
£400,000+

LOT 15

58 Vauxhall Grove, Lambeth,
London SW8 1TB

*Guide Price
£900,000+

A Vacant Seven 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 Vauxhall Park are within easy reach. Transport links are provided by Vauxhall underground station (Victoria line) and rail station.

Description

The property comprises a seven room end of terrace house arranged over lower ground, raised ground and two upper floors. The property requires a program of refurbishment.

Note

We understand the lower ground floor has commercial use.

Accommodation

Lower Ground Floor (Commercial Use)

Two Rooms
Kitchen

Raised Ground Floor

Room
Kitchen
Bathroom
Separate WC

First Floor

Two Rooms
Bathroom
Separate WC

Second Floor

Two Rooms

Exterior

The property benefits from an outdoor WC.



LOT 15A

30A Kidbrooke Park Road, Blackheath,
London SE3 0LW

*Guide Price
£180,000+

A Vacant Lower Ground Floor Three Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 7th August 1989 (thus approximately 88 years unexpired).

Accommodation

Lower Ground Floor
Reception Room with Open-Plan Kitchen
Three Bedrooms
Two Bathrooms



LOT 16

By Order of the Mortgagees not in Possession

**Flat 8 Fraser House, 190 Cromwell Road, Earls Court,
London SW5 0SL***Guide Price
£450,000+**A Well Located Second Floor Two Bedroom Flat Subject to an Unknown Tenancy****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Holland Park are within easy reach. Transport links are provided by Earl's Court underground station (Circle, District and Piccadilly lines) and Kensington Olympia rail station.

Tenancy

The property is subject to an unknown tenancy. Prospective purchasers must undertake their own enquiries regarding the occupancy status and should rely on their own enquiries.

EPC Rating C**Tenure**

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

Description

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

Accommodation**Second Floor**

Reception Room

Kitchen

Two Bedrooms (One with En-Suite)

Bathroom



LOT 17

**59 Monkton Road, Minster, Ramsgate,
Kent CT12 4EE***Guide Price
£150,000+**A Vacant Two Bedroom Semi Detached House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Minster Woods are within easy reach. Transport links are provided by Minster 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 both front and rear gardens and off street parking.

EPC Rating E

LOT 18

Flat 51 Cameford Court, New Park Road, Streatham Hill, London SW2 4LJ

*Guide Price
£225,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 189 year lease from 25th December 1974 (thus approximately **141 years unexpired**).

Location

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

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and off street parking.



LOT 19

6 Week Completion Available or Earlier if Required 7 Marley Croft, Moor Lane, Staines-upon-Thames, Middlesex TW18 4YW

*Guide Price
£120,000+

A Vacant Second Floor Two Bedroom Flat with a Garage

Tenure

Leasehold. The property is held on a 999 year lease from 25th December 1992 (thus approximately **966 years unexpired**).

Location

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

Description

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

Accommodation

Second Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and a garage.



LOT 19A

2 Market Place, East Finchley, London N2 8BB

*Guide Price
Sold Prior

A Semi Detached Building Arranged to Provide Five Flats (3 x Studio Flats, 1 x One Bedroom and 1 x Two Bedroom) Part Let Producing £54,000 Per Annum

Location

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

Description

The property comprises a semi detached building arranged to provide five flats (3 x studio flats, 1 x one bedroom and 1 x two bedroom).

Tenure

Freehold

Accommodation

Ground Floor

Two Flats - Not inspected

First Floor

Two Flats - Not inspected

Second Floor

One Flat - Not inspected

Exterior

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



Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Ground	Studio Room	Periodic tenancy for a term of 1 year commencing 11th June 2025 (Holding Over)	£13,800 per annum
Flat 2	Ground	Reception Room, Kitchen, Bedroom, Bathroom	Vacant	N/A
Flat 3	First	Studio Room	Periodic tenancy for a term of 1 year commencing 4th September 2025	£17,400 per annum
Flat 4	First	Studio Room	Vacant	Edit
Flat 5	Second	Reception Room, Kitchen, Two Bedrooms, Bathroom	Periodic tenancy for a term of 1 year commencing 6th February 2026	£22,800 per annum

LOT 20

Flat 49 Forest Croft, Taymount Rise, Forest Hill, London SE23 3UN

*Guide Price
£200,000+

A Vacant Third Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 999 year lease from 25th December 1987 (thus approximately **961 years unexpired**).

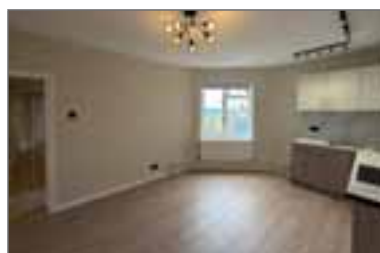
Accommodation

Third Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a garage, off street parking and a lift in the block.



LOT 20A | 23 Bures Road, Great Cornard, Sudbury, Suffolk CO10 0EJ

*Guide Price
£145,000+

A Vacant Three Bedroom Semi Detached House. Potential for a Rear Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom
WC

First Floor

Three Bedrooms

Exterior

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

Note

To access the parking at rear of the property, drive up Standard Way and then continue down Glenside, which provides access to the back of the property.



LOT 21 | 70 Mallard Walk, Sidcup, Kent DA14 6SQ

*Guide Price
£150,000+

A Vacant Ground and First 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 Foots Cray Meadows are within easy reach. Transport links are provided by Sidcup rail station and the A20.

Description

The property comprises a ground and first floor three bedroom split level flat situated within an end of terrace building arranged over ground and first floors. We understand the property is of non-standard construction.

Tenure

Leasehold. The property is held on a 990 year lease.

Accommodation

Ground Floor

Reception Room
Kitchen
Store Room
WC

First Floor

Three Bedrooms
Bathroom



LOT 21A

7 Colne Court, East Tilbury, Tilbury,
Essex RM18 8RE*Guide Price
£60,000+**A First Floor Two Bedroom Flat. Offered with Vacant Possession****Tenure**

Leasehold. The property is held on a 99 year lease from 24th December 1975 (thus approximately **48 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from allocated parking.

EPC Rating C

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LOT 22

16 Park Vale Close, Castle Hedingham, Halstead,
Essex C09 3DS

*Guide Price
£140,000+

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

Tenure
Freehold

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

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

Accommodation
Ground Floor
Through Reception room
Kitchen

First Floor
Three Bedrooms
Bathroom

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

EPC Rating E



LOT 23

6 Week Completion Available or Earlier if Required
9A Craddocks Parade, Ashted,
Surrey KT21 1QL

*Guide Price
£185,000+



LOT 24

Land & Garage on the North Side of Ruby Mews, Palmers Green, London N13 4NS

*Guide Price
£50,000+

A Vacant Single Storey Lock Up Garage Offered With Planning Permission for the Erection of a Three Storey Detached House with a Roof Terrace

Location

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

Tenure

Freehold

Planning

Enfield Borough Council granted the following planning permission (ref: 24/01752/FUL) on 15th November 2024 : 'Redevelopment of site by the erection of a detached three-storey dwellinghouse'.

Description

The property comprises a single storey lock up garage.



LOT 24A

Land to the Rear of 8 Langton Way, Egham, Surrey TW20 8DP

*Guide Price
£50,000+

A Plot of Land with a Garage Situated on it Measuring Approximately 114 sq m (1,228 sq ft) There is a Positive Pre App for the Erection of a Detached House on the Land.

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 114 sq m (1,228 sq ft). Plans have been drawn up and there has been a positive pre app for the erection of a two bedroom detached house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Thorpe Lea Recreation Ground are within easy reach. Transport links are provided by Egham rail station and the M25.

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 24B | Land Adjacent to 8 Langton Way, Egham, Surrey TW20 8DP

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 216 sq m (2,325 sq ft). Plans have been Drawn Up for an Additional Dwelling on the Land. Planning has Already been Granted for a Two Storey Extension of 8 Langton Way on the Land.

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 216 sq m (2,325 sq ft). Two sets of plans have been drawn up. One for the erection of a three bedroom detached house to the side and also for a three bedroom end of terrace 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.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Thorpe Lea Recreation Ground are within easy reach. Transport links are provided by Egham rail station and the M25.

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 25 | 12 Tyle Road, Tilehurst, Reading, Berkshire RG30 4TF

*Guide Price
£200,000+

A Vacant Four Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Four Bedrooms (One with En-Suite)
Bathroom

Exterior

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

EPC Rating C



LOT 25A

**Flat H Kingfisher House, 61 Walton Street, Aylesbury,
Buckinghamshire HP21 7FS**

*Guide Price
£120,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property will be sold 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 Vale Park are within easy reach. Transport links are provided by Aylesbury rail station.

Description

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

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

G.I.A Approx 630 sq ft

Exterior

The property benefits from an allocated parking space.

EPC Rating E



LOT 26

8 Week Completion Available or Earlier if Required
**7 Greensway Road, Tavistock,
Devon PL19 8HD**

*Guide Price
£120,000+

A Vacant Four Bedroom Link Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Four Bedrooms
Bathroom

First Floor

Two Reception Rooms
Kitchen
Bathroom

Exterior

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



LOT 27

14 Radlet Drive, Timperley, Altrincham,
Cheshire WA15 6DE

*Guide Price
£190,000+

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

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Beech Fields are within easy reach. Transport links are provided by Navigation Road 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
Separate WC

Exterior

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



LOT 28

By Order of the Joint Administrators
**Flat 10, 88-90 Great Titchfield Street, Fitzrovia,
London W1W 6SE**

*Guide Price
£550,000+

A Well Located Second Floor One Bedroom Flat. Offered with Vacant Possession

Location

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

Description

The property comprises a second floor one bedroom flat situated in a mid terrace building arranged over lower ground, ground and four upper floors.

Tenure

Leasehold. The property is held on a 180 year lease from 1st July 1990 (thus approximately **144 years unexpired**).

Accommodation

Second Floor

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C



LOT 29

**63 The Nursery, Erith,
Kent DA8 2EY*****Guide Price
£230,000+****A Vacant Three Bedroom Mid Terrace House****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 30

**5 Springfield Road, Pill, Bristol,
Avon BS20 0DP*****Guide Price
£180,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Watch House Hill are within easy reach. Transport links are provided by b Portway Park & Ride rail station and the M5.

Description

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

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

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms
Bathroom

Second Floor

Loft Room

Total G.I.A Approx 1,195 sq ft

Exterior

The property benefits from both front and rear gardens.



LOT 30A | 174B Bravington Road, Maida Vale, London W9 3AP

*Guide Price
£275,000+

A Well Located Vacant First Floor Two Bedroom Flat

Tenure

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

Exterior

The flat benefits from access to a roof terrace that is not included within the property's demise. We are informed that the previous owners have enjoyed use of the terrace for the past 20+ years which is supported by a statutory declaration within the legal pack.

Note

The property is being sold as seen, and all existing furniture and furnishings will remain as part of the sale.

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



LOT 31 | 6 Week Completion Available or Earlier if Required 15 Ash Tree Court, Feltham Hill Road, Ashford, Middlesex TW15 2BU

*Guide Price
£100,000+

A Vacant Ground Floor Self Contained Unit. Offered With Planning Permission to Convert into a Two Bedroom Flat. Further Plans have been Submitted to Enhance the Approved Planning to Create a Three Bedroom Flat.

Tenure

Leasehold. The property is held on a 999 year lease from 1st October 2019 (thus approximately **992 years unexpired**).

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 ground floor self contained unit situated within a purpose built block arranged over ground and two upper floors.

Note

We understand that the freeholder has given consent for the approved scheme.

Proposed Accommodation

Ground Floor

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

Planning

Spelthorne Borough Council granted the following planning permission (ref: 26/00033/FUL) on 24th March 2026 : 'Erection of first floor rear extension and change of use of ground floor from Estate Agent (Class E1) to two bedroom residential flat (Class C3) with associated parking'.



LOT 32

**8 Far View Crescent, Huddersfield,
West Yorkshire HD5 8ER***Guide Price
£110,000+**A Vacant Three Bedroom 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. There are numerous green open spaces within easy reach. Transport links are provided by Huddersfield rail station.

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 32A

**57 Beaconsfield Road, Brighton,
East Sussex BN1 4QJ***Guide Price
£150,000+**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 Preston Manor and Preston Park are within easy reach. Transport links are provided by London Road rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bedroom with En-Suite WC

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating E

LOT 33

16C Bury Street, Edmonton,
London N9 7LB

*Guide Price
£180,000+

**A First Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £19,200 Per Annum**

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1977 (thus approximately **50 years unexpired**).

Location

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,600 per calendar month.

Description

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

Accommodation

First Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 34

30 Ancton Way, Bognor Regis,
West Sussex P022 6JW

*Guide Price
£150,000+

A Vacant Three Bedroom Detached Bungalow

Tenure

Freehold

Location

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

Description

The property comprises a three bedroom detached bungalow.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Three Bedrooms
Utility Room
Bathroom

Exterior

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

EPC Rating D



LOT 34A

16 Purley Court, Brighton Road, Purley,
Surrey CR8 2BL*Guide Price
£90,000+**A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1973 (thus approximately **45 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and resident's parking.

EPC Rating C

LOT 35

28 West Street, Conisbrough, Doncaster,
Doncaster DN12 3JH*Guide Price
£10,000+**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 Pigotts Park are within easy reach. Transport links are provided by Conisbrough rail station.

Description

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

Accommodation

Lower Ground Floor
Cellar

Ground Floor

Reception Room
Kitchen

First Floor

Bedroom
Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.



LOT 35A | 40 Coronation Road, Basingstoke, Hampshire RG21 4HA

*Guide Price
£130,000+

A Vacant Three Bedroom Mid 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 Eastrop Park are within easy reach. Transport links are provided by Basingstoke rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom
Separate WC

First Floor
Three Bedrooms

Exterior
The property benefits from both front and rear gardens.



LOT 36 | 18 Sherborne Road, Wolverhampton, West Midlands WV10 9ES

*Guide Price
£40,000+

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

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

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



LOT 37

**19 Stradbroke Place, Sheffield,
South Yorkshire S13 8SH*****Guide Price
£40,000+****A Vacant Three Bedroom Semi Detached House. Potential for Side and Rear Extensions (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 38

**198 Weston Lane, Bulkington, Bedworth,
Warwickshire CV12 9RX*****Guide Price
£150,000+****A Substantial Vacant Four Bedroom Detached House. Potential for Redevelopment (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Large Reception Room
Kitchen

First Floor

Four Bedrooms
Bathroom

Exterior

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



LOT **38A**

13 Week Completion Available
**82 Sussex Way, Islington,
London N7 6RR**

*Guide Price
£1,300,000+

A Mid Terrace Building Arranged to Provide Three Flats (1 x One Bedroom, 2 x Three Bedroom). 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 Whittington Park are within easy reach. Transport links are provided by Arsenal underground station (Piccadilly line) and Kentish Town rail station.

Description

The property comprises a mid terrace building arranged to provide three flats (1 x one bedroom, 2 x three bedroom).

Accommodation

Ground and First Floors

Three Bedroom Flat - Not Inspected
G.I.A Approx 75 sq m

First and Second Floor

Three Bedroom Flat - Not Inspected
G.I.A Approx 66 sq m

Third Floor

One Bedroom Flat - Not Inspected
G.I.A Approx 33 sq m

Exterior

The ground and first floor flat benefits from a private rear garden.



LOT **38B**

13 Week Completion Available
**2 Lotus Mews, Islington,
London N19 4BJ**

*Guide Price
£645,000+

A Three/Four Bedroom End of Terrace House. Offered with Vacant Possession

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Elthorne Park are within easy reach. Transport links are provided by Crouch Hill overground station, Arsenal underground station (Piccadilly line) and Kentish Town rail station.

Description

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

Tenure

Freehold

Accommodation

Ground Floor

Reception Room
Bedroom
Bathroom

First Floor

Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 39

**1 Bowerman Road, Grays,
Essex RM16 4ET***Guide Price
£275,000+**A Vacant Three Bedroom End of Terrace House****Tenure**
Freehold**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of King George's Field are within easy reach. Transport links are provided by Grays 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
Bathroom**First Floor**
Three Bedrooms**Exterior**
The property benefits from off street parking and both front and rear gardens.**EPC Rating** D

LOT 40

**By Order of the LPA Receivers
Flat 1 Hamlet Court, High Street, Hornsey,
London N8 7FJ***Guide Price
£230,000+**A Vacant Second Floor One Bedroom Flat****Tenure**
Leasehold. The property is held on a 999 year lease from 1st January 2003 (thus approximately **976 years unexpired**).**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Alexandra Park are within easy reach. Transport links are provided by Turnpike Lane underground station (Piccadilly line) and Hornsey rail station.**EPC Rating** B**Description**
The property comprises a second floor one bedroom flat situated within a purpose built building arranged over ground and four floors. The property benefits from concierge and a gym.**Accommodation**
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom**Exterior**
The property benefits from a private balcony and communal gardens.

LOT 40A

By Order of the LPA Receivers
**Flat 21 Emerald House, 2 Commander Avenue, Colindale,
London NW9 5ZH**

*Guide Price
£185,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

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

Location

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

EPC Rating C

Description

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

Accommodation

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

Exterior

The property benefits from a private balcony and communal gardens.



LOT 41

**18 Malvern Road, Cambridge,
Cambridgeshire CB1 9LD**

*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 Cherry Hinton Hall Park are within easy reach. Transport links are provided by Cambridge 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
Conservatory

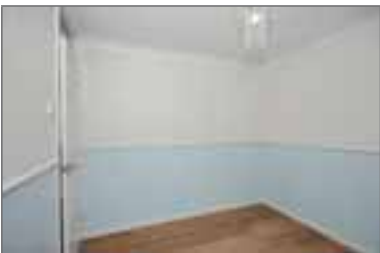
First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating C



LOT 42

6 Week Completion Available or Earlier if Required

**Flat 13 Campden Hill Towers, 112 Notting Hill Gate,
Notting Hill, London W11 3QW**

*Guide Price

£300,000+**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 42A

**24 Benville Road, Weymouth,
Dorset DT4 0SG**

*Guide Price

£120,000+**A Vacant Three Bedroom Extended Detached Bungalow Situated on a Corner Plot****Tenure**

Freehold

Location

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

Description

The property comprises a three bedroom extended detached bungalow situated on a corner plot. The property requires a program of refurbishment.

Accommodation**Ground Floor**

Double Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

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



LOT 43

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

*Guide Price
£1,250,000+



A Substantial Plot of Land Measuring Approximately 1.32 Acres (5,350 sq m / 57,590 sq ft). Offered With Planning Permission for the Erection of Eight Detached Family Homes.

Location

Great Leighs is a sought after village set in open Essex countryside between Chelmsford and Braintree, with the A131 and A120 providing fast road links to the A12 and the wider network. Chelmsford, with its mainline service to London Liverpool Street and full range of shops, schools and amenities, is within easy reach. The village itself offers a primary school, public house and local services, with extensive open spaces and countryside on the doorstep.

Planning

Chelmsford Borough Council granted the following planning: [ref: 23/01637/FUL] on 12/02/2026 : 'Application for full planning permission for the construction of 8no. dwellings (Use class C3), access, car parking, landscaping and associated works'. The permission is a full, detailed and implementable consent. The decision notice, approved drawings, planning conditions and associated legal agreement are available within the legal pack.

Tenure

Freehold

Description

The lot comprises a substantial 1.32 acre (5,350 sq m) freehold site with the benefit of full planning permission for eight detached family homes extending to approximately 18,924 sq ft (1,758 sq m) of accommodation in total. The consented scheme provides a high quality mix of three five bedroom houses, four four bedroom houses and one three bedroom house, set on generous plots in a low density layout in keeping with the village setting. With a recent and implementable consent in place, the site offers a ready to deliver development opportunity in a strong and established residential location.

Note

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



LOT 44

**325A London Road, Westcliff-on-Sea,
Essex SS0 7BX*****Guide Price
£160,000+****A Vacant First and Second Floor Four Bedroom Split Level Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 2001 (thus approximately **99 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Second Floor

Two Bedrooms

Exterior

The property benefits from a roof garden

EPC Rating E

LOT 45

**Flat 1, 33 Windsor Road, Bournemouth,
Dorset BH5 1DT*****Guide Price
£60,000+****2 x Ground Floor Studio Flats Part Let on a Regulated Tenancy
Producing £3,510 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 22nd April 2024 (thus approximately **122 years unexpired**).

Location

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

Description

The property comprises 2 x ground floor studio flats situated within a mid terrace building arranged over lower ground, ground and two upper floors.

Accommodation**Ground Floor**

2 x Studio Flats each comprising of
Studio Room
Bathroom

Exterior

The property benefits from a shared garden.

Tenancy

One of the flats is subject to a regulated tenancy at a rent of £292.50 per calendar month. The other is vacant.

EPC Rating E

LOT 45A | The Old Buttery, 7 Grace Avenue, Shenley, Hertfordshire WD7 9DN

*Guide Price
£775,000+

A Well Presented Three Bedroom Detached Chalet Bungalow. 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 Shenley Park are within easy reach. Transport links are provided by Radlett rail station and the M25.

Description

The property comprises a well presented three bedroom detached chalet bungalow built in circa 1755 and is arranged over ground and first floors.

EPC Rating D

Accommodation

Ground Floor

Reception Room
Dining Room (with Original Brick Domed Roof)
Kitchen
Two Bedrooms (One with En-Suite)
WC

First Floor

Bedroom
Bathroom

Exterior

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



LOT 46 | 64 Brooklands Road, Brantham, Manningtree, Essex C011 1RP

*Guide Price
£90,000+

A Vacant Seven Room Detached Bungalow

Tenure

Freehold

Location

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

Description

The property comprises a seven room detached bungalow.

Accommodation

Ground Floor

Reception Room
Diner/Kitchen
Four Bedrooms
Study/Office
Conservatory
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 46A

**Flat 11 Regatta Point, 1 Manilla Street, Canary Wharf,
London E14 8JZ**

*Guide Price
£250,000+

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2000 (thus approximately **98 years unexpired**).

Location

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

EPC Rating C

Description

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

Accommodation

Third Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a balcony.



LOT 47

**45 Taylor Lane, Denton, Manchester,
Lancashire M34 3NQ**

*Guide Price
£100,000+

A Vacant Four Bedroom Semi Detached House

Tenure

Leasehold. The property is held on a 900 year lease from 1st January 1967 (thus approximately **841 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 Denton rail station.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen/Diner

First Floor

Four Bedrooms
Bathroom

Exterior

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



LOT 48

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

*Guide Price
£125,000+

A Vacant Four Bedroom Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Storage Rooms
WC
Former Shop Area

First Floor

Four Bedrooms
Bathroom

Exterior

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

EPC Rating F



LOT 48A

162 Crockhamwell Road, Woodley, Reading,
Berkshire RG5 3JH

*Guide Price
£110,000+

A First and Second Floor Two Bedroom Split Level Maisonette
Subject to a Periodic Tenancy Producing £12,300 Per Annum

Tenure

Leasehold. The property is held on a 999 year lease from 25th September 2025 (thus approximately 998 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Watch House Hill are within easy reach. Transport links are provided by Portway Park & Ride rail station and the M5.

Description

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

Accommodation

First Floor

Reception Room
Kitchen

Second Floor

Two Bedrooms
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,025 per calendar month.

EPC Rating D



LOT 49

6 Week Completion Available or Earlier if Required
**Dowra, 3 St. Georges Hill, Perranporth,
 Cornwall TR6 0LE**

*Guide Price
£100,000+

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

Description
 The property comprises a three bedroom detached bungalow.

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

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

EPC Rating F



LOT 50

By Order of the Executors
**2 Farsley Beck Mews, Leeds,
 West Yorkshire LS13 1FL**

*Guide Price
£85,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
 Leasehold. The property is held on a 125 year lease from 1st January 2009 (thus approximately **107 years unexpired**).

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

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

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

EPC Rating D



LOT 50A

80 Flintmill Crescent, Blackheath, London SE3 8LY

*Guide Price
£150,000+

A Vacant Ground Floor Two Bedroom Maisonette

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor

Reception Room/Kitchen
Two Bedrooms
Bathroom

Exterior

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

EPC Rating C



LOT 51

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

*Guide Price
£100,000-£120,000

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

Tenure

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

Location

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

Tenancy

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

Description

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

Accommodation

Fifteenth Floor

Reception Room
Kitchen
Bedroom
Bathroom

Note

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

EPC Rating E



LOT 52

By Order of the Joint Administrators
**6A Cable Street, Whitechapel,
 London E1 8JG**

*Guide Price
£275,000+

**A First Floor One Bedroom Flat Subject to a Periodic Tenancy
 Producing £21,000 (Notice Has been Served)**

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 1992 (thus approximately **90 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of St. George's Garden are within easy reach. Transport links are provided by Aldgate East underground station (Circle line) and Fenchurch Street rail station.

Description

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

Accommodation

First Floor

Reception Room with Open Plan
 Kitchen
 Bedroom
 Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,750 per calendar month. Notice has been served on the tenant to vacate.

EPC Rating D



LOT 53

By Order of the Joint Administrators
**6B Cable Street, Whitechapel,
 London E1 8JG**

*Guide Price
£275,000+

A Vacant Second Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 1992 (thus approximately **90 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of St. George's Garden are within easy reach. Transport links are provided by Aldgate East underground station (Circle line) and Fenchurch Street rail station.

Description

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

Accommodation

Second Floor

Reception Room with Open Plan
 Kitchen
 Bedroom
 Bathroom

EPC Rating C



LOT 54

By Order of the Joint Administrators
**6C Cable Street, Whitechapel,
London E1 8JG**

*Guide Price
£275,000+

A Third Floor One Bedroom Flat Offered with Vacant Possession

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 1992 (thus approximately **90 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of St. George's Garden are within easy reach. Transport links are provided by Aldgate East underground station (Circle line) and Fenchurch Street rail station.

Description

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

Accommodation

Third Floor

Reception Room with Open Plan
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 55

**4A Station Road, Southampton,
Hampshire SO19 8HH**

*Guide Price
£90,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 1988 (thus approximately **85 years unexpired**).

Location

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

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from off street parking.

EPC Rating C



LOT **55A****13 Week Completion Available**
303 Wightman Road, Haringey,
London N8 0NA*Guide Price
£625,000+**A Five Bedroom Semi Detached House. Offered with Vacant Possession****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen/Diner
Bedroom
Bathroom

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating DLOT **56****14 Malcolm Court, Stanmore,**
Middlesex HA7 4HN*Guide Price
£165,000+**A Vacant Ground Floor Two Bedroom Flat****Tenure**

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

Location

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

Note

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C

LOT 57

97 Caledon Road, East Ham,
London E6 2HD

*Guide Price
£400,000+

A Four Bedroom Mid Terrace House Subject to a Guaranteed Rent Agreement Producing £26,400 Per Annum

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Four Bedrooms
Two Bathrooms

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to a guaranteed rent agreement for a term of 3 years commencing October 2025 at a rent of £2,200 per calendar month.



LOT 58

17 Dunston Street, Manchester,
Lancashire M11 2JU

*Guide Price
£80,000+

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 Clayton Vale are within easy reach. Transport links are provided by Ashburys rail station.

Description

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

EPC Rating C

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT **59**

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

*Guide Price
£215,000+

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.

Note

The legal pack includes the below-

Site visit reports from Building

Control

Site visit reports for ABC Warranty

Planning condition discharges from

Bromley Council

Or details from Bromley Council

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 **60**

**3 London Road, Hassocks,
West Sussex BN6 9NT**

*Guide Price
£350,000+

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 London Road Recreation Ground are within easy reach. Transport links are provided by Hassocks rail station.

Description

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

Accommodation

Ground Floor

Reception Room

Kitchen

Bathroom

Separate WC

First Floor

Three Bedrooms

G.I.A Approximately 82 sq m

Exterior

The property benefits from both front and rear gardens.



LOT 60A | Flat B, 1 Dartmouth Road, Kilburn, London NW2 4ET

*Guide Price
£550,000+

A First and Second Floor Three Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £26,400 Per Annum

Location

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

Description

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £2,200 per calendar month.

Tenure

Leasehold. The property is held on a 125 year lease from 10th December 1991 (thus approximately **125 years unexpired**).

Accommodation

First Floor
Three Bedrooms
WC

Second Floor
Reception Room
Kitchen
Bathroom

EPC Rating D



LOT 61 | 16B College Parade, Salusbury Road, West Hampstead, London NW6 6RN

*Guide Price
£500,000+

A First, Second and Third Floor Three Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £37,200 Per Annum

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 underground station (Bakerloo line) and West Hampstead rail station.

Description

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

Tenancy

The property is subject to a Periodic Tenancy rent of £3,100 per calendar month.

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2000 (thus approximately **91 years unexpired**).

Accommodation

First Floor
Bedroom

Second Floor
Reception Room
Kitchen
Bathroom

Third Floor
Two Bedrooms
Bathroom



LOT 62

20 Paddock Close, Sydenham,
London SE26 4SS*Guide Price
£515,000+**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.

Description

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

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 63

42 The Ridgeway, Flitwick, Bedford,
Bedfordshire MK45 1DH*Guide Price
£200,000+**A Vacant Two Bedroom Semi Detached House Situated on a Plot of Land Measuring Approximately 0.08 Acres / 328 sq m (3,525 sq ft). 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 Flitwick Manor are within easy reach. Transport links are provided by Flitwick rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

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

Note

We understand the property suffers from structural issues and is of non-standard construction.



**Auction
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COMMERCIAL

Wednesday 29th July - 9.30am



Lots 64 - 86

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LOT 64

54 Hendon Lane, Finchley,
London N3 1TT

*Guide Price
£775,000+

A Mixed Use Mid Terrace Building Arranged to Provide Ground Floor Offices and Two Flats on the Upper Floors Fully Let Producing £61,500 Per Annum

Tenure

Freehold

Description

The property comprises a mixed use mid terrace building arranged to provide ground floor offices and two flats on the upper floors.

Exterior

The flats both benefit from private gardens.

Location

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

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
54 Hendon Lane	Ground	Offices G.I.A 800 sq ft	Please refer to legal pack	£22,500 Per Annum
54A Hendon Lane	First	Flat (Not Inspected) G.I.A 600 sq ft	Please refer to legal pack	£19,200 Per Annum
54B Hendon Lane	Second	Flat (Not Inspected) G.I.A 600 sq ft	Please refer to legal pack	£19,800 Per Annum

Current Rent Reserved Combined £61,500 Per Annum



Next auction: 2nd September & 3rd September

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LOT 65

Units 1-7, 14A Andre Street, Hackney,
London E8 2AA

*Guide Price
£590,000+



A Mid Terrace Building Arranged to Provide Seven Office Units Fully Let Producing £63,444.84 Per Annum (ERV of Circa £73,500 Per Annum). Plans Have Been Drawn up to Convert the Property Under Permitted Development into Two Large Flats (Subject to Obtaining all Relevant Consents)

Tenure

Leasehold.

Location

The property is situated on a mixed use road close to local shops and amenities. Transport links are provided by Hackney Downs overground station and rail station.

Description

The property comprises seven office units situated within a mid terrace building arranged over ground and three upper floors.

Accommodation

Total G.I.A Measuring Approximately 334 sq m / 3,593 sq ft

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Unit 1	Ground	Office. Potential to Increase the Size by Incorporating the Communal Areas	2 years from 01/01/25.	£4,865.04 Pa (ERV: £13,500 with Increased Sized Unit).
Unit 2	First	Office	5 years from 01/09/17 (Rolling)	£13,200 Pa
Unit 3	First	Office	3 years from 28/10/25	£8,499.96 Pa
Unit 4	Second	Office	5 years from 17/03/26	£11,499.96 Pa
Unit 5	Second	Office	1 year from 20/12/24 Increase Agreed. to £7,000 Pa. Refer to Legal Pack	£5,379.96 Pa (ERV: £7,000 Pa)
Unit 6	Third	Office	3 years for 27/10/25	£11,499.96 Pa
Unit 7	Third	Office	2 years for 01/01/26	£8,499.96 Pa

LOT 66

1 Wood Lane, Shepherd's Bush,
London W12 7DP

*Guide Price
£850,000+



A Mixed Use Mid Terrace Building Arranged to Provide a Ground Floor Shop Let to Pepe's Peri Peri and Four Letting Rooms on the Upper Floors Fully Let Producing £89,900 Per Annum (Reflecting a Gross Initial Yield of 10.5%)

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Shepherd's Bush Green are within easy reach. Transport links are provided by Wood Lane underground station (Circle line) and Shepherd's Bush rail station.

Description

The property comprises a mixed use mid terrace building arranged to provide a ground floor shop and four letting rooms on the upper floors.

Note

An Enforcement Notice was issued by the London Borough of Hammersmith & Fulham in March 2025. An appeal against the Enforcement Notice was submitted in April 2025.

All requirements have been complied with, save for a limited element of item (iii). Refer to the legal pack.



Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Shop	Ground	Retail Area G.I.A Approximately 81 sq m / 880 sq ft	Let to Pepe's Peri Peri for 25 years from 19th June 2022	£35,000 Per Annum
Letting Room 1	First	Letting Room - Not Inspected G.I.A Approximately 13 sq m / 143 sq ft	Periodic tenancy commencing 15th September 2025	£9,600 Per Annum
Letting Room 2	First	Letting Room - Not Inspected G.I.A Approximately 26 sq m / 285 sq ft	Periodic tenancy commencing 16th September 2022	£15,600 Per Annum
Letting Room 3	Second	Letting Room - Not Inspected G.I.A Approximately 13 sq m / 139 sq ft	Periodic tenancy 7th December 2025	£12,000 Per Annum
Letting Room 4	Second	Letting Room - Not Inspected G.I.A Approximately 26 sq m / 285 sq ft	Periodic tenancy commencing 19th August 2024	£17,700 Per Annum

Current Rent Reserved Combined £89,900 Per Annum

LOT 67

**Unit 17 Tait Road Industrial Estate, Tait Road, Croydon,
Surrey CR0 2DP**

*Guide Price
£550,000+

**A Vacant Mid Terrace Industrial Unit Internally Measuring
Approximately 4,000 sq ft**

Tenure
Freehold

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 West Croydon rail station.

Description
The property comprises a mid terrace industrial unit arranged over ground and first floors.

Accommodation
Ground Floor
Ancillary Space
WC
G.I.A 231 sq m (2,490 sq ft)

First Floor
Ancillary Space
G.I.A 140 sq m (1,510 sq ft)

Exterior
The property benefits from seven car parking spaces.

EPC Rating C



LOT 68

**61 High Street, Cheltenham,
Gloucestershire GL50 1DU**

*Guide Price
£250,000+

**A Vacant Lower Ground, Ground and First and Second Floor
Retail Unit**

Tenure
Freehold

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

Description
The property comprises a lower ground, ground and first floor retail unit situated in a mid terrace building arranged over lower ground, ground and two upper floors.

Accommodation
Lower Ground Floor
Office Space
G.I.A 23 sq m (250 sq ft)

Ground Floor
Kitchen
Office Space
G.I.A 54 sq m (580 sq ft)

First Floor
Office Space
G.I.A 46 sq m (500 sq ft)

Second Floor
Office Space
G.I.A 46 sq m (500 sq ft)

Total GIA: 169 sq m (1,830 sq ft)

EPC Rating C



LOT 69

10-18 Jackson Road, Clacton-on-Sea,
Essex C015 1JA

*Guide Price
£650,000+



A Freehold Commercial Parade Arranged to Provide Five Ground Floor Shops (Part Let Producing £20,400 Per Annum), First Floor Office Space and a Large Warehouse to the Rear with Potential for Development (Subject to Obtaining all Relevant Consents). The Parade is Offered With Planning Permission to Convert and Extend the Upper Floors into Residential Use to Provide Nine Flats (6 x Two Bedroom, 3 x One Bedroom).

Description

The property comprises a commercial parade arranged to provide five ground floor shops, first floor office space and a large warehouse to the rear.

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include McDonald's, Aldi and Sports Direct. The open spaces of Clacton Beach are within easy reach. Transport links are provided by Clacton-on-Sea rail station.

Planning

The property is offered on a subject to planning basis. The seller has received positive pre application advice for the advertised planning permission. Please refer to the legal pack for further information.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
10 Jackson Road	Ground	Retail Unit	Let on a new 7 year lease (break in year 3)	£10,200 Per Annum
12 Jackson Road	Ground	Retail Unit	Let on a new 3 year lease (break in year 1)	£10,200 Per Annum
14 Jackson Road	Ground	Retail Unit	Vacant	N/A
16 Jackson Road	Ground	Retail Unit	Vacant	N/A
18 Jackson Road	Ground	Retail Unit	Vacant	N/A
Jackson Chambers	First	Offices	Vacant	N/A
Warehouse	Rear	Warehouse / Ancillary	Vacant	N/A

LOT 70

6 Week Completion Available or Earlier if Required
**18 Victoria Square, Truro,
Cornwall TR1 2RX**

*Guide Price
£80,000-£130,000

A Vacant End of Terrace Commercial Building. Plans have been Drawn up to Convert the Upper Floors into a Two Bedroom Split Level Flat Under Permitted Development. Further Plans have been Drawn up for the Property to be Converted into a Four Bedroom HMO.

Description

The property comprises an end of terrace commercial building arranged over ground and two upper floors. The property requires a program of refurbishment. Plans have been drawn up for the upper floors to be converted into two bedroom flat as well as another scheme for the property to be converted into a four room HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Tenure

Freehold

Location

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

Accommodation

Ground Floor
Retail Area
Kitchen

First Floor

Retail Area
WC

Second Floor

Offices
Kitchenette

Total G.I.A Approximately 964 Sq Ft



LOT 71

**1 Holtspur Parade, Heath Road, Beaconsfield,
Buckinghamshire HP9 1DA**

*Guide Price
£85,000+

**A Ground Floor Commercial Unit Let to a Coffee Shop Producing
£10,000 Per Annum**

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 1983 (thus approximately 82 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Holtspur Recreation Ground & Youth Park are within easy reach. Transport links are provided by Seer Green & Jordans rail station.

Description

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

Accommodation

Ground Floor
Ground Floor Shop Area 10 sq m /
117 sq ft
Kitchen 17 sq m / 180 sq ft

GIA 27 sq m / 297 sq ft

Tenancy

The property is subject to a lease for a term of 10 years commencing 18th December 2017 at a rent of £10,000 per annum.

EPC Rating B

Joint Auctioneers



LOT 72

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 (t/a Morrison's Daily)	15 years from 01.04.2020	£18,000 Per Annum	FRI Rent Reviews every 5 years 2025 Rent Review Outstanding
Unit 2	Ground	51.31 sq m	K Hussain (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 (t/a Three B's)	15 years from 08.08.2024	£10,140 Per Annum	FRI Rent Reviews every 5 years

LOT 73

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

*Guide Price
£950,000+



A Well Located Three-Storey Mid Terrace Office Building Offering Approximately 176 sq m (1,894 sq ft), Offered with Vacant Possession

Tenure
Freehold

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

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

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

Note
The property is elected for VAT

Accommodation
Ground Floor - 72 sq m / 778 sq ft
Two Office Rooms
2x WC's
First Floor - 77 sq m / 831 sq ft
Two Office Rooms
Kitchen
Second Floor - 25 sq m / 271 sq ft
Office Room

LOT 74

17-19 Umlerston Street, Tower Hamlets,
London E1 1PY*Guide Price
£285,000+**A Vacant Ground and Lower Ground Floor Commercial Unit****Tenure**

Leasehold. The property is held on a 999 year lease from 4th March 2021 (thus approximately **994 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Rope Walk Gardens are within easy reach. Transport links are provided by Aldgate underground station (Circle and Metropolitan lines) and Fenchurch Street rail station.

Description

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

Accommodation**Ground Floor**

G.I.A. Approximately 54 sq m

Lower Ground Floor

G.I.A. Approximately 162 sq m

EPC Rating B

LOT 75

18 Northgate, Darlington,
County Durham DL1 1NR*Guide Price
£260,000+**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space Let to Holland & Barrett Producing £39,000 Per Annum. The Second Floor has been Sold Off on a Long Lease.****Location**

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

Description

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

Tenure

Freehold

Accommodation**Ground Floor**

Retail Unit

First Floor

Ancillary Space

Second Floor

Offices - (sold off on a long lease)

Tenancy

The property is let to Holland & Barrett for a term of 5 years commencing 12th April 2025 at a rent of £39,000 per annum.



LOT 75A | 170 Dalston Lane, Hackney, London E8 1NG

*Guide Price
Sold Prior

A Mid Terrace Building Arranged to Provide a Ground Floor Café, a Lower Ground Floor Three Bedroom Flat and Two Flats on the First and Second Floors (Both Sold off on Long Leases) Producing a Combined Rent of £54,600

Tenure

Freehold

Description

The property comprises a mid terrace building arranged to provide a ground floor café, a lower ground floor three bedroom flat and two flats on the first and second floors.

Location

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

Accommodation & Tenancy Schedule

Floor	Accommodation	Tenancy	Current Annual Rent
Lower Ground	Three bedroom flat	Periodic Tenancy	£33,600
Ground	Cafe	Lease	£20,000
First	Flat (not inspected)	Sold off on a long lease	£500
Second	Flat (not inspected)	Sold off on a long lease	£500



LOT 76 | 9A Battle Hill, Hexham, Northumberland NE46 1BA

*Guide Price
£90,000+

A Ground and First Floor Restaurant Subject to a Lease Producing £13,500 Per Annum (Reflecting a Gross Initial Yield of 15%)

Tenure

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

Location

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

Description

The property comprises a ground and first floor restaurant situated in a mid terrace building arranged over ground and two upper floors.

EPC Rating B

Joint Auctioneers



Accommodation

Ground Floor

Restaurant Area
Storage Space
WC
G.I.A approximately 40 sq m

First Floor

Kitchen
Storage Space
Office
Ancillary Space
G.I.A approximately 115 sq m

Tenancy

The property is subject to a FRI lease for a term of 5 Years commencing 8th April 2026 at a rent of £13,500 per annum. 2029 upwards only rent review. The tenant has been in occupation for over 15 years.



LOT 77

**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 78

**7 Brislington Hill, Bristol,
Avon BS4 5BE***Guide Price
£25,000+

A Mid Terrace Commercial Unit Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space Fully Let Producing £8,177 Per Annum

Tenure

Leasehold. The property has approximately **69 years unexpired** on the lease.

Location

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

Description

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

Accommodation
Ground Floor
Retail Unit

First Floor
Ancillary Space

Total G.I.A Approximately 926 sq ft

Tenancy

The property is subject to a lease for a term of 5 years commencing 27th September 2022 at a rent of £8,177 per annum.



LOT 79

39 Brislington Hill, Bristol,
Avon BS4 5BE

*Guide Price
£150,000+

An End of Terrace Commercial Unit Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space Fully Let Producing £32,500 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1970 (thus approximately **69 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Retail Unit

First Floor
Ancillary Space

Total G.I.A Approximately 9,019 sq ft

Tenancy

The property is subject to a lease for a term of 10 years commencing 14th August 2017 at a rent of £32,500 per annum.



LOT 80

Unit 3 The Boathouse, Ocean Drive, Gillingham,
Kent ME7 1FT

*Guide Price
£140,000+

A Ground Floor Commercial Unit Let Producing £29,988 Per Annum

Location

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

Description

The property comprises a ground floor commercial unit situated within a purpose built block arranged over ground and five upper floors.

Tenure

Leasehold

Accommodation

Ground Floor
Retail Unit
G.I.A Approx 328 sq m

Tenancy

The property is subject to a lease for a term of 10 years commencing 9th August 2022 at a rent of £29,988 per annum.



LOT 80A
**Unit 6A-6B South Middleton Base, Greenwell Road,
Aberdeen AB12 3AX**
***Guide Price
£650,000+**

A Vacant Substantial Detached Industrial Building. Potential for Development (Subject to Obtaining all Relevant Consents)
Tenure

Leasehold. The property is held on a 128 year lease from 28th May 2008 (thus approximately **110 years unexpired**) at a passing ground rent of £39,500 per annum.

Description

The property comprises a detached industrial building arranged to provide offices and warehouses over ground and first floors.

Tenancy

The property was previously let for £280,000 per annum

Accommodation
Ground and First Floors

Reception Room
Two Offices
Two Warehouses

G.I.A Approximately 3,205 sq m (34,496 sq ft)

Exterior

The property benefits from secure yard area and parking.

Location

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

VAT

VAT is applicable



101 **81**

**153-155 Hamlet Court Road, Westcliff-on-Sea,
Essex SS0 7EL**

***Guide Price
£475,000+**

A Vacant Corner Building Arranged to Provide a Ground Floor Retail Unit with First and Second Floor Office Space. Offered With Planning Permission to Convert the Upper Floors into Seven Flats.

Location

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

Description

The property comprises a corner building arranged to provide ground floor retail space with first and second floor office space. The property has suffered from fire damage and requires a program of refurbishment.

Planning

Southend on Sea Borough Council granted the following planning permission (ref: 25/00261/PA64) on 29th April 2025 : 'Change of use of first and second floors from office space (Class E) to 7no. self-contained flats (Class C3) (prior approval)'.

Tenure

Freehold

Accommodation

Ground Floor

Retail Area

G.I.A Approximately 250 sq m (2,700 sq ft)

First Floor

Offices

G.I.A Approximately 250 sq m (2,700 sq ft)

Second Floor

Offices

G.I.A Approximately 175 sq m (1,900 sq ft)

Note

We understand from the vendor that the council have offered an interest free loan to assist with the development works at the property. Please refer to the legal pack for further information.



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LOT 82

**2-4 Chapel Street, Newhaven,
East Sussex BN9 9PN*****Guide Price
£350,000+**

A Vacant Two Storey Commercial Unit Formerly Arranged as a Social Club / Restaurant. Offered With Renewed Planning Permission to Demolish the Existing Dwelling and to Erect Five Ground Floor Commercial Units and Six Flats on the Upper Floors

Location

The property is situated on a residential road close to local shops and amenities. Nearby multiples include McDonald's, Boots and Morrisons. The open spaces of Eastside Park are within easy reach. Transport links are provided by Newhaven Town rail station.

Description

The property comprises a two storey commercial unit. The property requires a program of refurbishment and repairs.

Note

The seller has advised an Estimated Rental Value of £140,000 per annum once refurbished and works have been completed.

VAT

VAT is not applicable

Tenure

Freehold

Accommodation

Total G.I.A Approximately 4,270 sq ft

Planning

Lewes and Eastbourne Borough Council granted the following planning permission (ref: LW/25/0151) on 15th July 2025: 'Demolition of former Newhaven Social Club and erection of 2 and 3 storey building comprising 6no. 2 bedroomed flats(C3) on first and second floors and 5no. business units on ground floor for Class E uses - Resubmission of LW/22/0152 (approved) | 2 Chapel Street Newhaven East Sussex BN9 9PN'.



LOT 83

**108 High Street, Gosport,
Hampshire PO12 1DU*****Guide Price
£250,000+**

A Vacant End of Terrace Commercial Building Arranged to Provide a Ground Floor Shop with First and Second Floor Ancillary Space. Offered With Planning Permission to Convert into Three Shops and Nine Letting Rooms

Description

The property comprises an end of terrace commercial building arranged to provide a ground floor shop and first and second floor ancillary space. The property requires a program of refurbishment.

Planning

Gosport Borough Council granted the following planning permission (ref: 23/00204/Full) on 13th December 2023 : 'Erection of a First and Second Floor Extension, External Alterations including New Windows and Doors, Alterations to Shopfront, Change of use of the Rear Ground Floor and Upper Floors from Retail (Class E) to Serviced Accommodation (Class C1 Hotels) (Conservation Area)'.

Tenure

Freehold

Location

The property is situated on a mixed road close to local shops and amenities. Nearby multiples include McDonald's, Santander and Superdrug. The open spaces of Walpole Park are within easy reach. Transport links are provided by Fareham rail station and the M27.

Accommodation**Ground Floor**

Retail Area

G.I.A Approximately 1,670 sq ft

First and Second Floors

Ancillary Space

G.I.A Approximately 1,507 sq ft

EPC Rating D

LOT 84

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

*Guide Price
£450,000+



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

Description

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

VAT

VAT is applicable

Tenure

Leasehold. Part of the property is held on a 185 year lease from 25th March 1971 (this approximately 130 years unexpired). The other part expires in 2032 (thus approximately 6 years unexpired) at a current rent of £190,000 per annum.

Location

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

Accommodation & Tenancy Schedule

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

Soffi & Co Ltd dissolved in May 2026 for Company House filing breaches. The Lease subsists, the business continues to operate and to trade from the Premises and the rent continues to be paid.

LOT 85

**5 Cornmarket, Penrith,
Cumbria CA11 7DA*****Guide Price
£80,000+****A Lower Ground and Ground Floor Retail Unit Subject to a Lease
Producing £8,500 Per Annum (Reflecting a Gross Initial Yield of
10.6%)****Location**

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

Description

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

Tenancy

The property is subject to a lease for a term of 6 years 11 months commencing 9th May 2025 at a rent of £8,500 per annum.

EPC Rating C**Tenure**

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

Accommodation**Lower Ground Floor**

Ancillary Space
G.I.A approximately 16 sq m

Ground Floor

Shop Area
Kitchenette
Storage Space
WC
G.I.A approximately 40 sq m

Joint Auctioneers

LOT 85A

**12 Kings Road, Fleet,
Hampshire GU51 3AD*****Guide Price
Sold Prior****A Mid Terrace Building Arranged to Provide a Ground Floor
Retail Unit and a First Floor Four Room HMO Fully Let
Producing £40,500 Per Annum****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Retail Unit

First Floor

Four Rooms

Exterior

The property benefits from off street parking.

Tenancy

The ground floor shop is subject to a lease producing £775 per calendar month.
The first floor HMO is subject to individual tenancies at a combined rent of £2,600 per calendar month.



LOT 86

82 Newgate Street, Bishop Auckland,
County Durham DL14 7EQ

*Guide Price
£30,000-£50,000

A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Former Café and First Floor Ancillary Space

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Halifax, Ladbroke's and Specsavers. The open spaces of Northern Park are within easy reach. Transport links are provided by Bishop Auckland rail station.

Description

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

Accommodation

Ground Floor
Shop Area
WC

First Floor

Ancillary Space
Kitchen Area

GIA approximately: 284 sq m (3,056 sq ft)

Exterior

The property benefits from a rear yard.



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LOT **87**

**13 Vanguard Avenue, Weymouth,
Dorset DT4 9UD**

*Guide Price
£235,000+

A Four Bedroom Detached House Subject to an Unknown Occupancy

Tenure

Freehold

Location

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

Note

Auction House London has not internally inspected the property and all information has been provided by the seller. The property is believed to be occupied by an individual without a written tenancy agreement. Purchasers must rely on their own investigations regarding the nature of the occupation and any requirements for obtaining vacant possession. No internal viewings or internal photographs are available. No valid EPC is available due to lack of access for inspection purposes.

Description

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

Accommodation

Ground Floor

Bedroom
WC

First Floor

Reception Room with Open-Plan
Kitchen
Bedroom
Conservatory
Bathroom

Second Floor

Reception Room
Bedroom
WC

Third Floor

Bedroom with En-Suite

Exterior

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



LOT 87A

54 Albacore Crescent, Lewisham, London SE13 7HP

*Guide Price
£600,000+

A Six Bedroom Semi Detached House. Offered with Vacant Possession

Tenure
Freehold

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

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

Accommodation
Lower Ground Floor
Cellar

Ground Floor
Through Reception Room
Kitchen/Diner
Bathroom

First Floor
Three Bedrooms
Bathroom

Second Floor
Two Bedrooms

Third Floor
Bedroom

Exterior
The property benefits from a rear garden.



LOT 88

Flat B 28 Hibernia Road, Hounslow, Middlesex TW3 3RY

*Guide Price
£130,000+

A Vacant Ground Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 22nd December 2006 (thus approximately 105 years unexpired).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a communal garden.

EPC Rating C



LOT 89

**Flat D 28 Hibernia Road, Hounslow,
Middlesex TW3 3RY*****Guide Price
£140,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 22nd December 2006 (thus approximately **105 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a communal garden.

EPC Rating C

LOT 90

**10 Cecil Avenue, Sheerness,
Kent ME12 1DU*****Guide Price
£125,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 90A

4 Bakers Lane, Colchester,
Essex C04 5BB

*Guide Price
£950,000+



A Development Opportunity for a Site with Planning Permission for 2 x Five Bedroom Detached Houses on a Plot of Approximately 1,996 sq m (21,494 sq ft), Subject to Demolition of the Existing Detached Bungalow and Garage.

Tenure

Freehold

Location

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

Description

The site currently comprises a four bedroom detached bungalow and detached double garage situated on a plot of land measuring approximately 1,996 sq m (21,494 sq ft).

Accommodation

Ground Floor

Four Bedrooms
Three Reception Rooms
Two bathrooms
Kitchen
Utility
Two cloakrooms
Detached Double Garage

Planning

Colchester City Council granted the following planning permission (ref: 260014) on 20th March 2026: 'Demolition of the existing dwelling and detached double garage, construction of two new dwellings and associated works to enable development.'

The site may be suitable for both self-build purchasers and developers. No restriction on ownership or development is known unless specifically imposed by a planning condition or Section 106 Agreement. A self-build purchase may offer SDLT advantages, as tax is generally payable on the land acquisition price rather than the value of the completed property. Prospective purchasers should rely on their own investigations and obtain independent legal, planning and tax advice. Any planning obligations, restrictions, SDLT liabilities and development requirements should be verified prior to exchange of contracts.

Proposed Accommodation

House 1

Ground Floor

Reception Room with Open-Plan Kitchen
Reception Room
Bedroom with En-Suite
Utility Room
WC

First Floor

Four Bedrooms (Two with En-Suite)
Bathroom

House 2

Ground Floor

Reception Room with Open-Plan Kitchen
Reception Room
Bedroom with En-Suite
Utility Room
WC

First Floor

Four Bedrooms (One with En-Suite)
Bathroom

Exterior

Each house will benefit from off street parking, garage and a rear garden.

LOT 91

6 Week Completion Available or Earlier if Required
**4 Berkshire Way, Mitcham,
 Surrey CR4 1QT**

*Guide Price
£275,000+

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. The property requires a program of refurbishment and repairs.

Planning

Various planning applications have been submitted for: a 6m rear extension, a two storey side and first floor rear extension. A PD application has also been submitted for a 3m rear extension with a loft extension. A decision for these applications are 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 Mitcham Common are within easy reach. Transport links are provided by West Croydon overground station and Thornton Heath rail station.

Accommodation

Ground Floor

Two Reception Rooms
 Kitchen

First Floor

Three Bedrooms
 Bathroom

Exterior

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

EPC Rating G



LOT 92

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

*Guide Price
£130,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 5th May 2016 (thus approximately **115 years unexpired**).

Location

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

EPC Rating B

Description

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

Accommodation

First Floor

Open Plan Reception/Kitchen
 Bedroom
 Bathroom

Exterior

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



LOT 92A | 4 Lime Grove, Heywood, Lancashire OL10 4UL

*Guide Price
£95,000+

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 93 | 6 Week Completion Available Land to the Rear 335 New Hythe Lane, Larkfield, Aylesford, Kent ME20 6RL

*Guide Price
£20,000+

A Plot of Land Measuring Approximately 216 sq m (2,325 sq ft) Offered With Planning Permission for the Erection of a Two/Three Bedroom House

Tenure

Freehold

Location

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

Planning

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

Description

The lot comprises a plot of land measuring approximately 216 sq m (2,325 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 94

**77 Discovery Walk, Wapping,
London E1W 2JG***Guide Price
£650,000+**A Well Located 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 Wapping Gardens are within easy reach. Transport links are provided by Tower Hill underground station (Circle and District lines) and Wapping overground station.

Description

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

Tenure

Share of Freehold

Accommodation**Ground Floor**

Reception Room with Open Plan Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and an allocated parking bay.

EPC Rating D



LOT 95

**By Order of the LPA Receivers
Flat 3, 9 Queensland Road, Highbury,
London N7 7FH***Guide Price
£165,000+**A Ground Floor Studio Flat Subject to a Periodic Tenancy
Producing £16,200 Per Annum****Location**

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

Tenancy

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

EPC Rating C

Tenure

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

Description

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

Accommodation**Ground Floor**

Studio Room
Kitchen
Bathroom



LOT 95A | 15 East Park Grove, Leeds, West Yorkshire LS9 9JZ

*Guide Price
£60,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

The property comprises a three 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

Bedroom

EPC Rating E



LOT 96 | 1 Church Lane, Stoke Doyle, Peterborough, Cambridgeshire PE8 5TH

*Guide Price
£140,000+

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 97

**Roof Space at 41 Peckham Road, Southwark,
London SE5 8UH*****Guide Price
£275,000+**

A Freehold Ground Rent Investment Arranged to Provide Nine Flats (All Sold Off) Producing a Ground Rent of £2,925 Per Annum. Offered with Planning Permission for the Roof Space to Erect a Single Storey Extension to Create Three Flats (2 x One Bedroom & 1 x Two Bedroom)

Location

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

Description

The property comprises a freehold ground rent investment arranged to provide nine flats (all sold off) situated in an end of terrace building arranged over ground and three upper floors.

Tenancy

Each flat is sold off on a 125 year lease from 2016 at a ground rent of £325 per annum.

Tenure

Freehold

Planning

Southwark Borough Council granted the following planning permission (ref: 23/AP/2644) on 29th November 2023 : 'Details of Condition 4 (Construction Environmental Management Plan (CEMP)) pursuant to planning permission 20/AP/1951 granted on for: (Construction of a one storey extension to enable the creation of an additional three residential units)'. The planning has been implemented. Refer to legal pack.



LOT 98

**Apartment 9 Block D, 32 Hornsey Road, Islington,
London N7 7AT*****Guide Price
£240,000+****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 Highbury Fields are within easy reach. Transport links are provided by Holloway Road underground station (Piccadilly Line) and Drayton Park 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.

Tenure

Leasehold. The property is held on a 125 year lease from 26th March 2004 (thus approximately **102 years unexpired**).

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a Juliette balcony.



LOT 98A

6 Week Completion Available or Earlier if Required
**Flat 1, 48 Dover Road, Folkestone,
Kent CT20 1LD**

*Guide Price
£20,000-£60,000

**A Ground Floor One Bedroom Flat Subject to a Periodic Tenancy
Producing £8,300 Per Annum**

Tenure

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

Location

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

EPC Rating E

Description

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

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 99

**Flat 11 Granard House, Bradstock Road, Hackney,
London E9 5BN**

*Guide Price
£150,000+

A Vacant First and Second Floor One Bedroom Split Level Flat

Location

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

Description

The property comprises a first and second floor one bedroom split level flat situated within a purpose built building arranged over ground and five upper floors.

Tenure

Leasehold. The property is held on a 111 year lease from 22nd March 2004 (thus approximately **88 years unexpired**).

Accommodation

First Floor

Reception Room
Kitchen

Second Floor

Bedroom
Bathroom



LOT 100

2 School Lane, Carrington, Manchester,
Lancashire M31 4AQ*Guide Price
£385,000+**A Vacant Five Bedroom Detached House. 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 Carrington Moss are within easy reach. Transport links are provided by Irlam rail station.

Description

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

Exterior

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

Tenure

Freehold

Accommodation
Ground Floor

Three Reception Rooms (One with Open-Plan Kitchen)
Utility Room
WC

First Floor

Three Bedrooms
Bathroom

Second Floor

Two Bedrooms

Total G.I.A Approx 2,233 sq ft



LOT 100A

By Order of the LPA Receivers

Third Floor Flat Boiler House, 2 Material Walk, Hayes,
Middlesex UB3 1DZ*Guide Price
£165,000+**A Third Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £16,800 Per Annum****Tenure**

Leasehold. The property is held on a 250 year lease from 29th August 2014 (thus approximately **238 years unexpired**).

Location

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

Tenancy

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

EPC Rating B

Description

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

Accommodation

Third Floor
Open Plan Reception/Kitchen
Bedroom
Kitchen

Exterior

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



101

Flats 1, 2 & 4, 23 Horsemarket, Barnard Castle, Durham DL12 8LX

*Guide Price
£120,000+

Three Flats (2 x One Bedroom, 1 x One Bedroom) Part Let Producing a Combined Rent of £10,920 Per Annum (Reflecting a Gross Initial Yield of 9.1%)

Tenure

Leasehold. Each flat will be held on a new 999 year lease from the date of completion.

Description

Three flats (2 x one bedroom, 1 x one bedroom) across the first and second floors situated within a mid terraced building arranged over ground and two upper floors.

Flat 1 - D
Flat 2 - E
Flat 4 - E

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Green Lane Play Area are within easy reach. Transport links are provided by the A68 to the North.

Joint Auctioneers



Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Second	One Bedroom Flat	12 months from 18th October 2024 (Holding Over)	£5,520 per annum
Flat 2	First	One Bedroom Flat	6 months from 18th August 2023 (Holding Over)	£5,400 per annum
Flat 4	First	Two Bedroom Flat	Vacant	Vacant

Current Rent Reserved £10,920 Per Annum



102

Foelas Residential Home Station Road Llanrug, Caernarfon, Gwynedd LL55 4BE

*Guide Price
£275,000+

A Freehold Fifteen Bedroom Detached Care Home Fully Let Producing £50,000 Per Annum (Reflecting a Gross Initial Yield of 18.18%). Potential for Conversion to Residential (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 Padarn Country Park are within easy reach. Transport links are provided by the A4086.

Description

The property comprises a fifteen bedroom detached care home arranged over ground and two upper floors.

Exterior

The property benefits from communal gardens, a garage and off street parking for numerous vehicles.

Tenancy

The property is subject to a lease for a term of 10 years commencing 22nd January 2026 at a rent of £50,000 per annum.

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Five Bedrooms
Office Space
Conservatory
Bathroom
Three WC's
G.I.A approximately 214 sq m

First Floor

Reception Room
Kitchen
Eight Bedrooms
Two Bathroom
Two WC's
G.I.A approximately 176 sq m

Second Floor

Two Bedrooms
Bathroom
Ancillary Space
G.I.A approximately 42 sq m

Total GIA Approximately 432 sqm / 4,650 sq ft



Joint Auctioneers



LOT 103

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

*Guide Price
£350,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

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

Location

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

Description

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

EPC Rating C

Accommodation

Ground Floor
 Reception Room
 Kitchen
 Bedroom with En-Suite
 WC

Exterior

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



LOT 104

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

*Guide Price
£150,000+

A Seventh Floor One Bedroom Flat Subject to a Periodic 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 a Periodic Tenancy at a rent of £1,950 per calendar month.

Description

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

Accommodation

Seventh Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating B



LOT 105

Flat 7, 24 Longridge Road, Earl's Court, London SW5 9SL

*Guide Price
£250,000-£300,000

A Well Located Vacant Third Floor Studio Flat

Tenure

Leasehold. The property is held on a new 125 year lease from 2026.

Location

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

EPC Rating D

Description

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

Accommodation

Third Floor
Studio Room
Kitchen
Bathroom



LOT 105A

98 Victoria Road North, Southsea, Hampshire PO5 1QE

*Guide Price
£235,000+

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 106

168 Cromwell Road, Cambridge,
Cambridgeshire CB1 3EQ*Guide Price
£250,000+**A Vacant Two Bedroom Mid Terrace House. Potential for a Loft and Rear Extension (Subject to Obtaining all Relevant Consents)****Tenure**
Freehold**Location**

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

Description

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

Accommodation

Ground Floor
Through Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating E

LOT 107

Residential Flat 9A Battle Hill, Hexham,
Northumberland NE46 1BA*Guide Price
£40,000+**A Second Floor One Bedroom Flat. Offered with Vacant Possession.****Tenure**

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

Location

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

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Utility Room
Bathroom

EPC Rating E**Joint Auctioneers**

LOT 108

By Order of the LPA Receivers
Flat 3 55 West Avenue, Filey,
North Yorkshire YO14 9AX

*Guide Price
£60,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Long Leasehold/Virtual Freehold. The property is held on a 999 year lease from 31st March 2015 (thus approximately 988 years unexpired).

Location

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

Accommodation

Second Floor
Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom



LOT 109

First & Second Floor, 5 Cornmarket, Penrith,
Cumbria CA11 7DA

*Guide Price
£25,000-£50,000

A First and Second Floor Three Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £5,400 Per Annum

Tenure

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

Location

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

Description

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

EPC Rating E

Accommodation

First Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Second Floor
Two Bedrooms

Tenancy

The property is subject to a Periodic Tenancy for a term of 6 months commencing 3rd July 2020 (holding over) at a rent of £5,400 per annum.

Note

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

Joint Auctioneers



LOT 110

**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 110A

**Flat 3, 317 Barking Road, Plaistow,
London E13 8EE***Guide Price
£70,000+**A Vacant First Floor Studio Flat****Tenure**

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

Location

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

Description

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

Accommodation**First Floor**

Studio Room
Bathroom

EPC Rating C

LOT 111 | 5 Gillquart Way, Coventry, West Midlands CV1 2UE

*Guide Price
£70,000-£90,000

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 112 | 6 Church Road, Hayling Island, Hampshire PO11 0NT

*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 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 113

**88C London Road, Forest Hill,
London SE23 3PE*****Guide Price
£220,000+****A First Floor Two Bedroom Flat Offered with Vacant Possession****Tenure**

Leasehold. The property is held on a 125 year lease from 24th October 1983 (thus approximately **82 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating E

LOT 114

**Flat 8 Watermarque 100 Browning Street, Birmingham,
West Midlands B16 8GY*****Guide Price
£50,000+****A Vacant First Floor One Bedroom Flat****Tenure**

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

Location

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

Description

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

Accommodation**First Floor**

Reception Room with Open-Plan
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a Juliette balcony.

EPC Rating C

LOT 115

24 Tidings Hill, Halstead, Essex C09 1BW

*Guide Price
£90,000+

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 King George V Playing Fields are within easy reach. Transport links are provided by Chappel & Wakes Colne rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

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

EPC Rating D



LOT 116

Abdale Coach House, Abdale Lane, North Mymms, Hatfield, Hertfordshire AL9 7TX

*Guide Price
£390,000+

A Vacant Semi Detached Grade II Listed Coach House Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Description

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

Location

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

Exterior

The property will benefit from a rear and side garden, a detached garage and three parking spaces.



LOT 116A

Land Adjacent to Alison Court, Wood End Close, Hemel Hempstead, Hertfordshire HP2 4QA***Guide Price
£10,000+****A Plot of Land Measuring Approximately 241 sq m (2,597 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 241 sq m (2,597 sq ft). Plans have been drawn up for the erection of three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

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

Note

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



LOT 117

Flat 7, 2A Agar Grove, Camden, London NW1 9TD***Guide Price
£95,000+****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.

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 118

69 Prestedge Avenue, Ramsgate, Kent CT11 7BT

*Guide Price
£110,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating C



LOT 119

68 Park Road, Coalville, Leicestershire LE67 3AD

*Guide Price
£80,000+

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 Coalville Park are within easy reach. Transport links are provided by the M1 to the east.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D



LOT 120

Land to the Rear of 1 Cranborne Gardens, Welwyn Garden City, Hertfordshire AL7 3NF***Guide Price
£20,000+****A Plot of Land Measuring Approximately 230 sq m (2,475 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 230 sq m (2,475 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.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of King George V Playing Fields are within easy reach. Transport links are provided by Welwyn Garden City 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 121

62A Osborne Road, Wisbech, Cambridgeshire PE13 3JW***Guide Price
£60,000+**

A Vacant Three Bedroom Detached House Situated on a Plot of Land Measuring Approximately 1,208 sq m (12,998 sq ft). Offered with Outline Planning Permission for the Demolition of the Existing Dwelling and to Erect Four Dwellings

Tenure

Freehold

Description

The property comprises a three bedroom detached house situated on a plot of land measuring approximately 1,208 sq m (12,998 sq ft).

Planning

Fenland Borough Council granted the following outline planning permission (ref: F/YR21/1448/0) on 6th July 2022 : 'Erect up to 4 x dwellings, involving the demolition of existing dwelling (outline application with all matters reserved)'. Buyers should rely on their own enquiries.

Location

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Study Room
Bathroom

First Floor

Three Bedrooms (One with En-Suite)
Bathroom



LOT 122 | 171 Cheriton High Street, Folkestone, Kent CT19 4HQ

*Guide Price
£100,000+

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 Three Hills Sports Park are within easy reach. Transport links are provided by Folkestone West rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating E



LOT 123 | Flat 518 The Vista Building, 30 Calderwood Street, Woolwich, London SE18 6JG

*Guide Price
£105,000+

A Fifth Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £13,200 Per Annum

Tenure

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

Location

The property is situated in the Royal Borough of Greenwich close to local shops and amenities. The open spaces of Woolwich Arsenal and Woolwich Pier riverboat are within easy reach. Transport links are provided by Woolwich Station, providing Elizabeth line and National Rail services, together with DLR services from Woolwich Arsenal, offering convenient access to Central London, Canary Wharf and beyond.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,100 per calendar month.

Description

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

Accommodation

Fifth Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a balcony.



LOT 124

**Land Adjacent to Esso, Hogg Lane, Grays,
Essex RM17 5QT*****Guide Price
£260,000+****A Plot of Land Measuring Approximately 700 sq m (7,534 sq ft).
Offered With Planning Permission in Principle for Nine
Residential Flats****Tenure**

Freehold

Location

The land is situated within the established urban area of Grays close to local shops and amenities of Grays Town Centre. The open spaces of Grays Chalk Quarry Nature Reserve park are within easy reach. Transport links are provided by Grays rail station and with excellent access to the A13 and M25.

Planning

Thurrock Borough Council granted the following planning permission in Principle (ref: 26/00189/PIP) on 7th July 2026 : 'Planning in principle for 9 residential flats'. (indicative mix of six 2-bedroom and three 1-bedroom units), together with associated amenity space, cycle storage and refuse storage. Technical Details Consent required.

Description

The lot comprises a plot of land measuring approximately 700 sq m (7,534 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 125

**39 Kiln Shaw, Langdon Hills, Basildon,
Essex SS16 6LE*****Guide Price
£95,000+****A First Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £17,232 Per Annum****Tenure**

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

Location

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

Tenancy

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

Note

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D

LOT 126

4A Kingsway, Blackwater, Camberley, Surrey GU17 0HY

*Guide Price
£70,000-£130,000

A Vacant First and Second Floor Three Bedroom Split Level Flat

Tenure
Leasehold. The property is held on a 99 year lease from 24th June 1983 (thus approximately **56 years unexpired**).

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

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

Accommodation
First Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden and garage.



LOT 127

46 Burns Avenue, Tipton, West Midlands DY4 0SB

*Guide Price
£65,000-£115,000

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 Jubilee Park are within easy reach. Transport links are provided by Tipton 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
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating D



LOT 128

15 Leighton Buzzard Road, Water End, Hemel Hempstead,
Hertfordshire HP1 3BH

*Guide Price

£145,000-£175,000

A Vacant Two Bedroom Semi Detached Cottage**Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
WC

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating G

LOT 129

61 Lancaster Road, Edmonton,
London N18 1HP

*Guide Price

£295,000+

A 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 Pymmes Park are within easy reach. Transport links are provided by Meridian Water 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/Diner

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 130

4 Shawbrook Grove, Birmingham, West Midlands B14 4RG

*Guide Price
£80,000-£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. There are numerous open spaces within easy reach. Transport links are provided by Yardley Wood rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a private rear garden.



LOT 131

47A Pearcroft Road, Leyton, London E11 4DP

*Guide Price
£200,000+

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 132 | 5 Bird in Hand, 291-293 Sydenham Road, Croydon, Surrey CR0 2EL

*Guide Price
£160,000+

A First Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brickfields Meadow are within easy reach. Transport links are provided by West Croydon underground station (Southern line) and rail station.

Description

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

EPC Rating B

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2019 (thus approximately **118 years unexpired**).

Accommodation

First Floor

Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a balcony.

On the Instructions of



LOT 133 | 97 Altenburg Gardens, Wandsworth, London SW11 1JQ

*Guide Price
£5,000-£15,000

A Freehold Ground Rent Investment Secured Upon a Mid Terrace Building Arranged to Provide Three Flats (All Sold Off) Producing a Ground Rent of £500 Per Annum

Description

The property comprises a ground rent investment secured upon a mid terrace building arranged to provide three flats (all sold off) over ground and two upper floors.

Note

The seller had advised the ground rent for Flat 1 has potential to be increased in the years: 2032, 2057, 2082, 2107 and 2132. Ground rent for Flat 2 has potential to be increased in the years: 2043, 2076 and 2109.

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 Clapham Junction overground station and rail station.

Column 1	Column 2	Column 3
Flat 1	125 year lease from 25th March 2007	Ground Rent of £250 Per Annum
Flat 2	99 year lease from 28th September 2010	Ground Rent of £250 Per Annum
Flat 3	157 year lease from 27th November 2014	Peppercorn Ground Rent



LOT 134 | 5 The Close, Holt, Norfolk NR25 6DD

*Guide Price
£40,000+

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 135 | Land Adjacent to 5 The Close, Holt, Norfolk NR25 6DD

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 3,746 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents).

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 3,746 sq ft. Plans have been drawn up for the erection of 2 x three bedroom semi detached houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land 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.

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 136

**First Floor Rooms, 58 Holland Road, Kensington,
London W14 8BB*****Guide Price
£90,000-£120,000****A Well Located First Floor Bedsit Subject to a Regulated
Tenancy at Nil Rent****Tenure**

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

Description

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

Tenancy

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

Note

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

Location

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

Accommodation

Bedsitting Room with Sink and Wardrobe
Separate Bathroom

EPC Rating C

LOT 137

**28 Gazelle Court, Colchester,
Essex C04 9RW*****Guide Price
£60,000+****A Vacant Two Bedroom End of Terrace House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room with Open-Plan Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.



LOT 138 | 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 139 | 141 Longford Road, Longford, Coventry, West Midlands CV6 6ED

*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 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 140

Land at Rosebay Avenue, Billericay,
Essex CM12 0JR

*Guide Price

£20,000-£60,000

A Plot of Land Measuring Approximately 355 sq m (3,821sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 355 sq m (3,821sq ft). Plans have been drawn up for the erection of 2 x three bedroom semi detached houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location
The land 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.

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 141

25 Dyne Road, Brondesbury,
London NW6 7XG

*Guide Price

£5,000+

A Freehold Ground Rent Investment Secured Upon a Semi Detached Building Arranged to Provide Three Flats Producing a Combined Ground Rent of £525 Per Annum

Tenure
Freehold

Description
The property comprises a ground rent investment secured upon a semi detached building arranged to provide three flats.

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 underground station (Jubilee line) and West Hampstead rail station.

Accommodation Schedule

Property	Floor	Accommodation	Lease	Annual Ground Rent
Flat A	Ground	Flat (Not Inspected)	125 years from 12th March 2007	£200
Flat B	First	Flat (Not Inspected)	125 years from 21st January 2005	£175
Flat C	Second	Flat (Not Inspected)	125 years from 29th March 2005	£150



LOT 142 | 23 & 25 Corby Road, Weldon, Corby, Northamptonshire NN17 3HS

*Guide Price
£180,000+

A Pair of Vacant Semi Detached Houses (1 x Two Bedroom & 1 x Five Bedroom). Potential to Convert into One Large Family Home (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 Weldon Woodland Park are within easy reach. Transport links are provided by Corby rail station.

Description

The property comprises a pair of semi detached houses (1 x two bedroom, 1 x five bedroom) arranged over ground and two upper floors. Both properties require a program of refurbishment and repairs.

Exterior

The properties benefit from a garage and large front and rear gardens.

Accommodation

23

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Second Floor

Two Bedrooms

25

Ground Floor

Reception room
Kitchen

First Floor

Bedroom

Second Floor

Bedroom



LOT 143 | 17 Lonsdale Road, Blackpool, Lancashire FY1 6EE

*Guide Price
£50,000+

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 144

24 Dent Street, Leeds,
West Yorkshire LS9 8PQ*Guide Price
£70,000+**A Vacant Four 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 East End Park are within easy reach. Transport links are provided by Leeds rail station.

Description

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

Accommodation

Lower Ground Floor
Room

Ground Floor

Room
Kitchen

First Floor

Room
Bathroom

Second Floor

Room

EPC Rating D



LOT 145

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 146

18-20 Lickhill Road, Stourport-on-Severn, Worcestershire DY13 8SA

*Guide Price
£130,000+

A Pair of Vacant Semi Detached Houses

Tenure
Freehold

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

Description
The property comprises a pair of two bedroom semi detached houses arranged over ground and first floors. The properties require a program of refurbishment.

Accommodation
18
Ground Floor
Reception Room
Bathroom
First Floor
Two Bedrooms
20
Ground Floor
Reception Room
Bathroom
First Floor
Two Bedrooms
Exterior
The properties benefit from both front and rear gardens.



LOT 147

44A Loscoe Road, Heanor, Derbyshire DE75 7FF

*Guide Price
£60,000+

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 Charleshill Leisure Centre are within easy reach. Transport links are provided by Langley Mill rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Utility Room
First Floor
Three Bedrooms
Bathroom
Exterior
The property benefits from both front and rear gardens.
EPC Rating D



LOT 148

20 Vaughan Avenue, Doncaster,
South Yorkshire DN1 2QE*Guide Price
£35,000+**A Vacant Five Room Mid Terrace House****Tenure**

Freehold

Location

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

Description

The property comprises a five room mid terrace house arranged over ground and two upper floors. The property has suffered from fire damage and requires a full program of refurbishment.

Accommodation**Ground Floor**

Two Rooms
Kitchen
WC

First Floor

Two Rooms
Bathroom

Second Floor

Room
Bathroom

Exterior

The property benefits from a rear garden.



LOT 149

4 Dingwall Road, Carshalton,
Surrey SM5 4LY*Guide Price
£325,000+**A Vacant Three Bedroom End of Terrace House****Tenure**

Freehold

Description

The property comprises a 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 150

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

*Guide Price
£50,000+

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 151

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 152

The Flat At Masonic Hall, 64 Briggate, Brighouse, Calderdale HD6 1EF***Guide Price
£18,000+****A Vacant Ground Floor Three Bedroom Flat****Tenure**

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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wellholme Park Woodland are within easy reach. Transport links are provided by Brighouse rail station and the M62.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Three Bedrooms
Bathroom

Joint Auctioneers**HAMMERED**

LOT 153

12 Isabella Mews, Balls Pond Road, Dalston, London N1 4BJ***Guide Price
£440,000+****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)

Exterior

The property benefits from off-street parking.

On the Instructions of

LOT 154 | 97 Mealhouse Lane, Atherton, Manchester, Lancashire M46 0FF

*Guide Price
£40,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

Location

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

Description

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D



LOT 155 | Flat 405 The Vista Building, 30 Calderwood Street, Woolwich, London SE18 6JG

*Guide Price
£100,000+

A Vacant Fourth Floor One Bedroom Flat

Tenure

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

Location

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

EPC Rating C

Description

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

Accommodation

Fourth Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 156 | 5 Elizabeth Street, Rossendale, Lancashire BB4 9LW

*Guide Price
£70,000+

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 Seat Naze Nature Reserve are within easy reach. Transport links are provided by Walsden rail station and the M65.

Description

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

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

EPC Rating D



LOT 157 | 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 158

34 Murton Lane, Easington Lane, Houghton Le Spring,
Tyne And Wear DH5 0NB

*Guide Price
£35,000+

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

Note

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



LOT 159

21 Alexandra Road, Ramsgate,
Kent CT11 7HY

*Guide Price
£110,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms

Kitchen

First Floor

Two Bedrooms

Bathroom

Exterior

The property benefits from a rear garden.



LOT 160

**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.



LOT 161

By Order of the Executors**12 Middlesex Court, British Grove North, Chiswick,
London W4 2NJ*****Guide Price
£250,000+****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 Peter's Square garden are within easy reach. Transport links are provided by Stamford Brook underground station (District line).

Description

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

Tenure

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC



**Auction
House
LONDON**



Lots 161 - 236

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LOT 161

By Order of the Executors

**12 Middlesex Court, British Grove North, Chiswick,
London W4 2NJ***Guide Price
£250,000+**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 Peter's Square garden are within easy reach. Transport links are provided by Stamford Brook underground station (District line).

Description

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

Tenure

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC



Next auction: 2nd September & 3rd September

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auctionhoucelondon.co.uk



LOT **162** | By Order of the Executors
**302 Yatesbury Avenue, Birmingham,
West Midlands B35 6DU**

*Guide Price
£175,000+

A Vacant Four Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Four Bedrooms
Bathroom

Exterior

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



LOT **163** | By Order of the Executors
**15 Kelso Road, Liverpool,
Merseyside L6 3AG**

*Guide Price
£55,000+

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 Newsham Park are within easy reach. Transport links are provided by Edge Hill rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 164

By Order of the Executors
**2 Shelley Close, Measham, Swadlincote,
 Derbyshire DE12 7EZ**

*Guide Price
£125,000+

A Vacant Three Bedroom Detached Bungalow

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by A42 to the West.

Description

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

Accommodation

Ground Floor

Reception Room
 Kitchen
 Three Bedrooms
 Bathroom

Exterior

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

EPC Rating D



LOT 165

By Order of the Executors
**101 Kershaw Street, Bradford,
 West Yorkshire BD3 8NR**

*Guide Price
£40,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
 Kitchen

First Floor

Two Bedrooms
 Bathroom

Exterior

The property benefits from a front yard.



LOT 166

By Order of the Executors
36 Hornby Road, Blackpool,
Lancashire FY1 4QG

*Guide Price
£45,000+

A Vacant Mid Terrace Building Formerly Arranged as a Fourteen Bedroom Hotel

Location

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

Description

The property comprises a mid terrace house formerly arranged as a fourteen bedroom hotel arranged over ground and two upper floors. The property requires a full program of refurbishment and is being sold as seen.

Tenure

Freehold

Note

We understand from the seller that the property was previously operated as a hotel and that it comprises up to 14 bedrooms. The property has not been inspected by Auction House London. All information has been supplied by the vendor.



LOT 167

By Order of the Executors
32 Balfour, Tamworth,
Staffordshire B79 7BH

*Guide Price
£95,000+

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 Moor Street Park are within easy reach. Transport links are provided by Tamworth rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from both front and rear gardens.



LOT 168

By Order of the Executors

**Riverside, Moorhen Avenue, St. Lawrence, Southminster,
Essex CM0 7LT***Guide Price
£65,000+**A Vacant Two Bedroom Detached Bungalow****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 Southminster rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

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



LOT 169

By Order of the Executors

**114 Duke Street, Rochdale,
Lancashire OL12 0RJ***Guide Price
£55,000+**A Vacant Two Bedroom Mid Terrace House****Location**

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

EPC Rating G**Tenure**

Leasehold. The property is held on a 996 year lease from 1st December 1898 (thus approximately **869 years unexpired**).

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 170

Flat 2 69 Cowley Road, Brixton, London SW9 6BY

*Guide Price
£345,000+

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 Eythorne Park are within easy reach. Transport links are provided by Stockwell underground station (Northern and Victoria lines).

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 31st January 2013 (thus approximately **111 years unexpired**).

Accommodation

Ground Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a patio area.

On the Instructions of



LOT 171

20 Rutland House 57-59 South Street, Epsom, Surrey KT18 7EZ

*Guide Price
£110,000+

A Second Floor One Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2016 (thus approximately **989 years unexpired**).

Accommodation

Second Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

On the Instructions of



LOT 172

6 Aviary Close, Canning Town, London E16 1ES

*Guide Price
£320,000+

A 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 Star Park are within easy reach. Transport links are provided by Canning Town underground station (DLR line).

Description

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

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Shower Room

First Floor

Four Bedrooms
Storage Room
Bathroom

Exterior

The property benefits from a rear garden.



LOT 173

Flat D 49 High Street, Penge, London SE20 7HW

*Guide Price
£100,000+

A Ground Floor One Bedroom Flat

Location

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

Description

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

EPC Rating C

Tenure

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.

On the Instructions of



LOT 174

**Flat 916 The Blenheim Centre, Prince Regent Road,
Hounslow, Middlesex TW3 1NN**

*Guide Price
£210,000+

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 175

**Flat 48 Weston Court, 5 Brindley Place, Uxbridge,
Middlesex UB8 2UF**

*Guide Price
£210,000+

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 175A

14 Priestley Court, Palmers Drive, Grays, Essex RM17 5RX

*Guide Price
£3,000+

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 a man aged 65 or over or a female aged 60 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 176

Former Salvation Army, Somersby Avenue, Mablethorpe, Lincolnshire LN12 1HH

*Guide Price
£100,000+

A Vacant Single Storey Detached Building. Potential for Development (Subject to Obtaining all Relevant Consents)

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Mablethorpe Beach are within easy reach. Transport links are provided by the A16 to the west.

Description

The property comprises a single storey detached building. The vendor has had a positive pre-app for residential conversion. 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

Accommodation

Ground Floor
Room
Kitchen
WCs
Storage Area

G.I.A. Approximately 197 sq m

Note

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

EPC Rating C



LOT 177

By Order of the LPA Receivers
**Tig Bhan Llanteg, Narberth,
Dyfed SA67 8PU**

*Guide Price
£350,000+

A Detached House Arranged to Provide 2 x Two Bedroom Holiday Lets Currently Let via AirBNB. Offered with Vacant Possession.

Tenure

Freehold

Location

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

Description

The property comprises a detached house arranged to provide 2 x two bedroom holiday lets arranged over ground and first floors.

Note

The seller has advised that the two hot tubs and furniture in the property will not be part of the sale. These are available to purchase separately. Finance available, subject to status.

Accommodation

House Let No 1

Open Plan Reception/Kitchen
Bedroom
Bathroom
Sun Room

First Floor

Bedroom

House Let No 2

Open Plan Reception/Kitchen
Reception Room
Two Bedrooms
Bathroom
Utility Room

Approx GIA: 100 sq m (1,076 sq ft)

Exterior

The property benefits from a heated outdoor pool, garage and off-street parking for numerous vehicles.



LOT 178

**12 St Ives Grove, Armley, Leeds,
West Yorkshire LS12 3RR**

*Guide Price
£65,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

EPC Rating E

Accommodation

Lower Ground Floor

Kitchen/Diner

Raised Ground Floor

Reception Room

First Floor

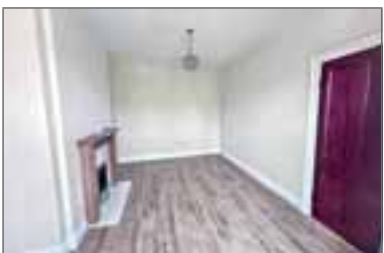
Bedroom

Second Floor

Two Bedrooms

Exterior

The property benefits from a front yard.



LOT 179

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

*Guide Price
£60,000+

**A Ground Floor One Bedroom Flat Subject to a Periodic Tenancy
 Producing £11,900 Per Annum**

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from off street parking.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £11,900 pcm. Any of the tenancy, references held and deposit will be passed over to the buyer on completion.

EPC Rating G



LOT 180

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

*Guide Price
£60,000+

**A Fifth Floor One Bedroom Flat Subject to a Periodic Tenancy
 Producing £20,332 Per Annum**

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 180A | Flat 2, 201 Waldegrave Road, Teddington, Richmond upon Thames TW11 8LX

*Guide Price
£120,000+

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 181 | 3 Hadleigh Walk, Beckton, London E6 5SA

*Guide Price
£140,000+

A Ground Floor Studio Flat Subject to a Periodic Tenancy Producing £14,100 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1983 (thus approximately **55 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Studio Room
Kitchen
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,175 per calendar month.



LOT 182

**Flat 5 St. Marys Court, 108-112 Blythe Road, Kensington,
London W14 0HE*****Guide Price
£377,000+****A Third Floor Two Bedroom Flat****Location**

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

Description

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

EPC Rating C**Tenure**

Leasehold. The property is held on a 120 year lease from 24th June 1982 (thus approximately **76 years unexpired**).

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of

LOT 183

**66 Vale Crescent, Kingston Upon Thames,
London SW15 3PN*****Guide Price
£210,000+****A Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 27th September 1977 (thus approximately **50 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen/Diner
Bedroom
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating C**On the Instructions of**

LOT 184

Flat 43 Ferrydale Lodge, 48 Church Road, Hendon, London NW4 4EW

*Guide Price
£175,000+

A Vacant Third Floor Two Bedroom Retirement Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 1987 (thus approximately **85 years unexpired**).

Location

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

Description

The property comprises a third floor two bedroom retirement flat situated within a purpose built building arranged over ground and three upper floors. The property has recently been refurbished to a high standard and benefits from a communal lounge, laundry room and hair salon. The flat also benefits from additional loft storage. The building also has a lift.

Accommodation

Third Floor

Reception Room
Kitchen
Two Bedrooms
Shower Room
Separate WC

Exterior

The property benefits from communal gardens and on-site residence car park.

Note

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



LOT 185

43 Newcastle Road, Sunderland, Tyne and Wear SR5 1JB

*Guide Price
£35,000+

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 Thompson Park are within easy reach. Transport links are provided by St. Peters rail station.

Description

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

EPC Rating E

Accommodation

Lower Ground Floor
Not inspected

Ground Floor
Two Rooms
Kitchen

Mezzanine Floor
WC

First Floor
Four Rooms
Bathroom



LOT 186

45 Newcastle Road, Sunderland, Tyne and Wear SR5 1JB

*Guide Price
£95,000+

A Vacant Mid Terrace Building Arranged to Provide a Former Church. Potential for Re-Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Thompson Park are within easy reach. Transport links are provided by Sunderland rail station and the A1018.

Description

The property comprises a mid terrace building arranged to provide a former church.

Accommodation
Basement
Not Insepected

Ground Floor
Two Rooms

First Floor
Three Rooms

Second Floor
Kitchen
Seven Rooms
Bathroom
Two Separate WC's

EPC Rating D



LOT 187

Flat 123 Avalon Court, Kent Street, Nottingham, Nottinghamshire NG1 3BW

*Guide Price
£15,000-£30,000

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 250 year lease from 6th March 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 Victoria Park are within easy reach. Transport links are provided by Nottingham rail station.

Note

All six Avalon Court lots in this auction are entered by the same vendor and may be purchased together as a portfolio or individually.

Description

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

Accommodation

First Floor
Studio Room
Kitchen
Bathroom



LOT 188

**Flat 126 Avalon Court, Kent Street, Nottingham,
Nottinghamshire NG1 3BW**

*Guide Price
£15,000-£30,000

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 250 year lease from 6th March 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 Victoria Park are within easy reach. Transport links are provided by Nottingham rail station.

Note

All six Avalon Court lots in this auction are entered by the same vendor and may be purchased together as a portfolio or individually.

Description

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

Accommodation

First Floor
Studio Room
Kitchen
Bathroom



LOT 189

**Flat 127 Avalon Court, Kent Street, Nottingham,
Nottinghamshire NG1 3BW**

*Guide Price
£15,000-£30,000

A Vacant First Floor Studio Flat

Tenure

Leasehold. The property is held on a 250 year lease from 6th March 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 Victoria Park are within easy reach. Transport links are provided by Nottingham rail station.

Note

All six Avalon Court lots in this auction are entered by the same vendor and may be purchased together as a portfolio or individually.

Description

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

Accommodation

First Floor
Studio Room
Kitchen
Bathroom



LOT 190

**Flat 223 Avalon Court, Kent Street, Nottingham,
Nottinghamshire NG1 3BW**

*Guide Price
£15,000-£30,000

A Vacant Second Floor Studio Flat

Tenure

Leasehold. The property is held on a 250 year lease from 6th March 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 Victoria Park are within easy reach. Transport links are provided by Nottingham rail station.

Note

All six Avalon Court lots in this auction are entered by the same vendor and may be purchased together as a portfolio or individually.

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



LOT 191

**Flat 227 Avalon Court, Kent Street, Nottingham,
Nottinghamshire NG1 3BW**

*Guide Price
£15,000-30,000

A Vacant Second Floor Studio Flat

Tenure

Leasehold. The property is held on a 250 year lease from 6th March 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 Victoria Park are within easy reach. Transport links are provided by Nottingham rail station.

Note

All six Avalon Court lots in this auction are entered by the same vendor and may be purchased together as a portfolio or individually.

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



LOT 192 | Flat 225 Avalon Court, Kent Street, Nottingham, Nottinghamshire NG1 3BW

*Guide Price
£15,000-30,000

A Vacant Second Floor Studio Flat

Tenure

Leasehold. The property is held on a 250 year lease from 6th March 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 Victoria Park are within easy reach. Transport links are provided by Nottingham rail station.

Note

All six Avalon Court lots in this auction are entered by the same vendor and may be purchased together as a portfolio or individually.

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



LOT 193 | Flat 1.08 Cardinal House, 55 Bridge Road, Birmingham, West Midlands B8 3ST

*Guide Price
£10,000+

A Student Accommodation Unit Subject to a Tenancy Producing £6,000 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 1st July 2015 (thus approximately **116 years unexpired**).

Location

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

Note

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

Description

The property comprises a student accommodation unit situated within a purpose built block arranged over ground and two upper floors.

Accommodation

Bedroom
Communal Reception Room
Communal Kitchen
Communal Bathroom

Tenancy

The property is subject to a Tenancy at a rent of £500 per calendar month.



EPC Rating C

LOT 194

**Apartment 213 The Gatehaus, Leeds Road, Bradford,
West Yorkshire BD1 5BL*****Guide Price
£20,000+****A Vacant Third Floor One Bedroom Flat****Location**

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

Description

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

EPC Rating C**Tenure**

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

Accommodation**Third Floor**

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from allocated parking.



LOT 195

**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 195A

690A London Road, Cheam, Sutton, Surrey SM3 9BY

*Guide Price
£155,000+

A Vacant Second Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2011 (thus approximately **110 years unexpired**).

Location

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

EPC Rating D

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

On the Instructions of



LOT 196

3 Croft Gardens, Ferryhill, County Durham DL17 0AR

*Guide Price
£5,000-£55,000

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. There are numerous open spaces within easy reach. Transport links are provided by the A1 (motorway).

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Utility Room

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 197

Flat 24 Alexander House, 50 Station Road, Aldershot, Hampshire GU11 1BG***Guide Price
£90,000+****A Third Floor One Bedroom Flat****Location**

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

Description

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

EPC Rating C**Tenure**

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

Accommodation

Third Floor
Reception Room
Kitchen
Bedroom
Bathroom

On the Instructions of

LOT 198

44 Tooley Street, Gainsborough, Lincolnshire DN21 2AN***Guide Price
£30,000+****A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating C

LOT 199

By Order of the LPA Receivers
**36 Otterburn Crescent, Oakhill, Milton Keynes,
Buckinghamshire MK5 6LX**

*Guide Price
£160,000+

**A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £16,200 Per Annum**

Tenure

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

Location

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

Description

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

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor. Finance available, subject to status.

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a parking space.

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 16th August 2023 at a rent of £1,350 per calendar month (holding over). We understand a deposit of £1,557.69 is held.



LOT 200

**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 200A

Garage 2, 301 Brownhill Road, Lewisham,
London SE6 1AH*Guide Price
£3,000+**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.

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 2000 (thus approximately **73 years unexpired**).

Description

The property comprises a single-storey lock-up garage situated within a garage block.



LOT 201

Garage at 38 Lawrence Avenue, Walthamstow,
London E17 5PQ*Guide Price
£15,000+**A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

Location

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

Description

The property comprises a single storey lock up garage



LOT 202

Land at Law Hall Cottages, Bendish, Hitchin, Hertfordshire SG4 8JG

*Guide Price
£65,000+

A Plot of Land Measuring Approximately 468 sq m (5,040 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The land is situated in a rural area of Hitchin. Numerous green open spaces are within easy reach.. Transport links are provided by Luton rail station.

Description

The lot comprises a plot of land measuring approximately 468 sq m (5,040 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 203

Beach Andrea Flimby, Maryport, Cumbria CA15 8PB

*Guide Price
£3,000+

A Beach Measuring Approximately 5 Acres / 20,234 sq m (217,800 sq ft)

Tenure

Freehold

Location

The site is situated on the coastline of Flimby close to local shops and amenities. The beach is located 15 minutes (walk) from Flimby town. Transport links are provided by Flimby rail station.

Description

The lot comprises a section beach measuring approximately 5 Acres / 20,234 sq m (217,800 sq ft).

VAT

VAT is applicable

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.

Joint Auctioneers

HAMMERED



LOT 204

**Parking Space 31 Lollard Street, Lambeth,
London SE11 6PX*****Guide Price
£10,000+****A Vacant Single Parking Space****Tenure**

Leasehold. The property will be held on a new 993 year lease from completion.

Location

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

Description

The property comprises a vacant parking space within a gated development with remote access.



LOT 205

**Garage at the rear of 57 Footscray Road, Eltham,
London SE9 2ST*****Guide Price
£10,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of Avery Hill Park are within easy reach. Transport links are provided by Eltham rail station and the A2.

Description

The lot comprises a single storey lock up garage.



LOT 206 | Garage at Loxwood House, Middle Road, Lancing, West Sussex BN15 9JG

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

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

Description

The property comprises a single storey lock up garage.



LOT 207 | Land at Church Road, Lydney, Gloucestershire GL15 5TH

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 3.68 Acres / 14,892 sq m / 160,296 sq ft

Tenure

Freehold

Location

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

Description

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

Note

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



LOT 208

Land to the South of Quedgeley Court, Gloucester, Gloucestershire GL4 0TR

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 5.45 Acres / 22,055 sq m / 237,398 sq ft

Tenure

Freehold

Location

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

Description

The lot comprises land and roadways measuring approximately 5.45 Acres / 22,055 sq m / 237,398 sq ft.

Note

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



LOT 209

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

*Guide Price
£1,000+

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

Tenure

Freehold

Location

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

Description

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

Note

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



LOT 210

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

*Guide Price
£10,000+

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

Tenure

Freehold

Location

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

Description

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

Note

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



LOT 211

Plot 1, Station Road, Shirehampton, Bristol, Avon BS11 9XA

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 2,305 sq m (24,811 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 2,305 sq m (24,811 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.

Joint Auctioneers

HAMMERED



LOT 212 | 12 Garages at Grants Road, Enford, Pewsey, Wiltshire SN9 6DB

*Guide Price
£20,000+

Twelve Single Storey Lock Up Garages

Tenure

Freehold

Location

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

Description

The lot comprises twelve single storey lock up garages.



LOT 213 | 9 Whippendell Road, Watford, Hertfordshire WD18 7LY

*Guide Price
£1,000+

A Ground Rent Investment Secured Upon a Mid Terrace Building Arranged to Provide Two Flats Producing £150 Per Annum (Rising to £200 Per Annum in 2048)

Location

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

Tenure

Freehold

Description

The property comprises a ground rent investment secured upon a mid terrace building arranged to provide two flats over the ground and first floors.

Accommodation Schedule

Property	Floor	Accommodation	Lease	Annual Ground Rent
9a Whippendell Road	Ground	Flat - Not Inspected	160 years from 29th July 2015	£150 (Rising to £200 in 2048)
9b Whippendell Road	First	Flat - Not Inspected	999 years from 25th June 2002	Peppercorn



LOT 214 | Garages 11 & 12, Raglan Road, Sketty, Swansea, West Glamorgan SA2 9LR

*Guide Price
£10,000+

Two Single Storey Lock Up Garages

Tenure

Freehold

Description

The property comprises two single storey lock up garages. The garages are being sold as seen.

Location

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



LOT 215 | Garages G317, G319, G320, G322, G324 & G325 Cricketers Way, Andover, Hampshire SP10 5DY

*Guide Price
£5,000+

Six Single Storey Lock Up Garages Situated on a Site Measuring 2,070 sq ft. Two of the Garages are Let Producing £1,560 Per Annum. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The lot comprises six single storey lock up garages situated on a site measuring 2,070 sq ft.

Tenancy

Two garages are subject to a Periodic Tenancy at a rent of £130 per calendar month.



LOT 216

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 217

Land and Building to the Rear of 14 Trafalgar Road, Horsham, West Sussex RH12 2QB***Guide Price
£5,000+****A Vacant Detached Building Situated on a Site Measuring Approximately 70 sq m (750 sq ft)****Tenure**

Freehold

Location

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

Description

The property comprises a detached building and land.

Accommodation

LOT

218

Garage and Land to the Rear of 68 Southcote Avenue,
Feltham, Middlesex TW13 4EG

*Guide Price

£10,000-£20,000

A Vacant Single Storey Lock Up Garage Situated on a Plot of Land Measuring 40 sq m (431 sq ft)

Tenure
Freehold

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

Description
The lot comprises a single storey lock up garage situated on a plot of land measuring 40 sq m (431 sq ft).



LOT

218A

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 219

Land Adjacent to 10 Kilndown Gardens, Canterbury, Kent CT2 7TY***Guide Price
£10,000-£30,000****A Plot of Land Measuring Approximately 555 sq m (5,987 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 555 sq m (5,987 sq ft). Plans have been drawn up for the erection of two semi detached houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Hales Place Recreational Area are within easy reach. Transport links are provided by Canterbury West 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 219A

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 220 | Garage 33, Hartshill Road, Tadley, Hampshire RG26 4DE

*Guide Price
£5,000-£15,000

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

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

Description

The lot comprises a single storey lock up garage.



LOT 221 | Land at Hornhill Road, Maple Cross, Rickmansworth, Hertfordshire WD3 9TE

*Guide Price
£1,000+

A Plot of Land Measuring Approximately 771 sq m (8,295 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Beechen Wood Play Area are within easy reach. Transport links are provided by Rickmansworth rail station and the M25.

Description

The lot comprises a plot of land measuring approximately 771 sq m (8,295 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 222

**Land on the East Side of Great Cambridge Road,
Broxbourne, Hertfordshire EN10 6LS*****Guide Price
£20,000+****A Plot of Land Measuring Approximately 2,139 sq m (23,021 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 2,139 sq m (23,021 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 223

**Garage 32 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 224

Crofthead Farm, Crofthead Road, Kilmarnock,
East Ayrshire KA3 2RU

*Guide Price

Sold Prior

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 225

6 Week Completion Available
The Coach House, Hadley, Droitwich,
Worcestershire WR9 0AT

*Guide Price

Sold Prior

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 226

Land Lying To The West of Vale Road Hawkhurst, Cranbrook, Kent TN18 4BU*Guide Price
Sold Prior**A Plot of Land Measuring Approximately 1,226 sq m (13,194 sq ft)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Hearten oak Play Area Hawkurst are within easy reach. Transport links are provided by Bodiam rail station and the A229.

Description

The lot comprises a plot of land measuring approximately 1,226 sq m (13,194 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 227

Plot 7 and Roadways Adjoining The Hartings, Bognor Regis, West Sussex PO22 6QF*Guide Price
Sold Prior**Land and Roadways Measuring Approximately 9.24 Acres/37,403 sq m/402,609 sq ft.****Tenure**

Freehold

Location

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

Description

Land and roadways measuring approximately 9.24 Acres/37,403 sq m/402,609 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 228

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

*Guide Price
Sold Prior

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 229

Flat 43 Netherwood Chambers, 1A Manor Row, Bradford, West Yorkshire BD1 4PB

*Guide Price
Sold Prior

A Vacant Fourth Floor One Bedroom Flat

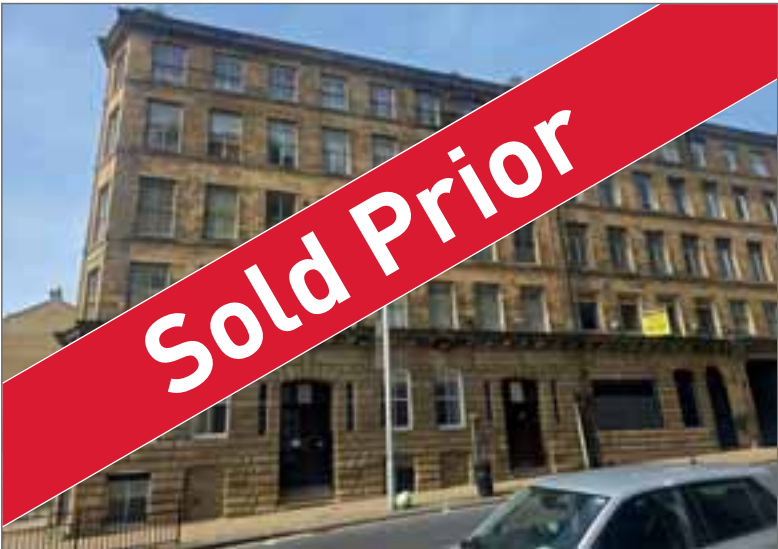
Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Peel Park are within easy reach. Transport links are provided by Bradford Forster Square rail station.

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 230

44 Woodcroft, Telford,
Shropshire TF7 5NE

*Guide Price

Sold Prior**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 231

9 Battle Hill, Hexham,
Northumberland NE46 1BA

*Guide Price

Sold Prior**A Ground Floor Retail Unit Fully Let Producing £11,280 Per Annum (Reflecting a Gross Initial Yield of 14.1%)****Tenure**

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

Description

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

Tenancy

The property is subject to a FRI lease for a term of 6 years and 11 months commencing 14th May 2026 at a rent of £11,280 per annum. Rent review 2029.

EPC Rating C**Location**

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

Accommodation**Ground Floor**

Retail Area
Kitchen
Storage Space
Office Space
WC
G.I.A approximately 117 sq m

Joint Auctioneers

LOT 232 | 68A High Street, Stanton Hill, Nottinghamshire NG17 3GA

*Guide Price

Sold Prior

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 233 | 86 Darnton Drive, Middlesbrough, Cleveland TS4 3RF

*Guide Price

Sold Prior

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops, 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 234

**Garage 9 at Copperfield Court, 148 Worple Road,
Wimbledon, London SW20 8QA*****Guide Price
Sold Prior****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 235

**Flat 27 Holmbury Court, Upper Tooting Road, Tooting,
London SW17 7PA*****Guide Price
Sold Prior****A Vacant Second Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 1977 (thus approximately **76 years unexpired**).

Location

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

EPC Rating C

LOT 236

By Order of the LPA Receivers
9 Love Lane, Gainsborough,
Lincolnshire DN21 2SG

*Guide Price
Sold Prior

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.



Next auction: 2nd September & 3rd September

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Common Auction Conditions (Edition 4)

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Common Auction Conditions (4th Edition – reproduced with the consent of the RICS). The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

GLOSSARY

The glossary gives special meanings to certain words used in the conditions.

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

SALE CONDITIONS

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS SCHEDULE

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1

INTRODUCTION
The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2

If YOU make a bid for a LOT or otherwise participate in the

A2

A2.1

AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

OUR ROLE

- As agents for each SELLER we have authority to
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final.

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

WE may refuse to admit one or more persons to the AUCTION without having to explain why.

YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT.

WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

THE PARTICULARS AND OTHER INFORMATION

WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

THE CONTRACT

A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION

- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);

- (b) sign the completed SALE MEMORANDUM; and

- (c) pay the deposit.

If YOU do not WE may either

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or

- (b) sign the SALE MEMORANDUM on YOUR behalf. The deposit

- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

- (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;

- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

- (d) is to be held as stakeholder where VAT would be

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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.	G3 G3.1	BETWEEN CONTRACT AND COMPLETION From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless	G5 G5.1	TRANSFER Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
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.		(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G3.2	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then		(a) must produce to the BUYER on request all relevant insurance details;	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
	(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and		(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
	(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.		(c) gives no warranty as to the adequacy of the insurance;	G5.3	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.		(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;	G5.4	(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;
			(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		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and
			(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;		(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.
			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).	G6 G6.1	COMPLETION COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
		G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
		G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		Payment is to be made in pounds sterling and only by
		G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.3	(a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and
		G4 G4.1	TITLE AND IDENTITY Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.	G6.4	(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.
		G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:	G6.5	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.
			(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.	G6.6	If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
			(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.	G7 G7.1	NOTICE TO COMPLETE 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:
			(c) If title is in the course of registration, title is to consist of:	G7.2	(a) terminate the CONTRACT;
			(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;	G7.3	(b) claim the deposit and any interest on it if held by a stakeholder;
			(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(c) forfeit the deposit and any interest on it;
			(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.		(d) resell the LOT; and
			(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.	G7.4	(e) claim damages from the BUYER.
		G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
			(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		(a) terminate the CONTRACT; and
			(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G8	(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
		G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.		IF THE CONTRACT IS BROUGHT TO AN END If the CONTRACT is lawfully brought to an end:
		G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G9	(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
		G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable	G9.1	(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
				G9 G9.1	LANDLORD'S LICENCE Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
				G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
				G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice")

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G9.4	The SELLER must (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		(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 (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.	G15.5	AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION. The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.
G9.5	The BUYER must promptly (a) provide references and other relevant information; and (b) comply with the landlord's lawful requirements.	G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.	G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
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.	G12 G12.1 G12.2 G12.3	MANAGEMENT This CONDITION G12 applies where the LOT is sold subject to TENANCIES. The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION. The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; (b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G16 G16.1 G16.2 G16.3 G16.4	CAPITAL ALLOWANCES This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT. 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. The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS. The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10 G10.1 G10.2 G10.3 G10.4 G10.5	INTEREST AND APPORTIONMENTS 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. 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. Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER. Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known. If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13 G13.1 G13.2 G13.3 G13.4	RENT DEPOSITS 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. If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions. Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.	G17 G17.1 G17.2 G18 G18.1 G18.2 G19 G19.1 G19.2 G19.3 G19.4 G19.5	MAINTENANCE AGREEMENTS 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. The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE. LANDLORD AND TENANT ACT 1987 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987. 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. SALE BY PRACTITIONER 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. 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. The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing. Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925. The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
G11 Part 1 – Current rent G11.1 G11.2 G11.3 Part 2 – BUYER to pay for ARREARS G11.4 G11.5 G11.6 Part 3 – BUYER not to pay for ARREARS G11.7 G11.8	ARREARS "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. 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. Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent. Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS. 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. 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. Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS. While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER's conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order;	G14 G14.1 G14.2 G15 G15.1 G15.2 G15.3 G15.4	VAT 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. 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. TRANSFER AS A GOING CONCERN Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies. The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION. The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person. The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the	G19.6 G20 G20.1 G20.2	TUPE If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect. If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER

Common Auction Conditions (Edition 4)

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	will TRANSFER to the BUYER on COMPLETION.				
	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	G24.2	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.	
G21	ENVIRONMENTAL			1	The Deposit
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.			1.1	General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
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	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.	1.2	A5.5a. The Deposit:
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	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
G22	SERVICE CHARGE		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.
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;	2	Buyer's Administration Charge
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and	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.
G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:	G24.5	(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.		3
	(a) service charge expenditure attributable to each TENANCY;		The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.	3.1	Extra Auction Conduct Conditions
	(b) payments on account of service charge received from each tenant;	G25	WARRANTIES		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.
	(c) any amounts due from a tenant that have not been received;	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.		
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25.2	Where a warranty is assignable the SELLER must:		
G22.4	In respect of each TENANCY, if the service charge account shows:		(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and		
	(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or		(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.		
	(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:		
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		(a) hold the warranty on trust for the BUYER; and		
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.	G26	NO ASSIGNMENT		
	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:		The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.		
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and	G27	REGISTRATION AT THE LAND REGISTRY		
	(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.	G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:		
G23	RENT REVIEWS		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;		
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.	G27.2	(b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and		
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.		(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.		
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.	G28	NOTICES AND OTHER COMMUNICATIONS		
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.		(a) delivered by hand; or		
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	(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or		
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.		(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.		
G23.7	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 is to be treated as received:		
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		(a) when delivered, if delivered by hand; or		
G24	TENANCY RENEWALS		(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.		
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part	G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999		
			No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.		

EXTRA GENERAL CONDITIONS

MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

What the new regulations mean for you as a bidder or buyer at the auction:

- In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
- In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
- In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
- If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
- Your ID will be kept on file for 5 years and will we will only require updated documents if you change address.
- Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

- Photographic evidence of identity**
 - Current signed Passport
 - Current full UK/EU photo card driving licence
 - Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
 - Firearm or shotgun certificate
 - Resident permit issued by the Home Office to EU National
 - Evidence of Residence**
 - Current full UK/EU photo card driving licence (if not used to prove identity)
 - Utility bill issued in last three months (not mobile phone)
 - Recent bank/ building society/ mortgage/ credit card statement
 - Current house/ motor insurance certificate
 - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
 - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
 - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

All certified ID can be sent to us at info@auctionhouselondon.co.uk. The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.

Auction House London

2026 Auction Schedule

Wednesday 28th January

Wednesday 11th February & Thursday 12th February

Wednesday 4th March

Wednesday 18th March & Thursday 19th March

Wednesday 22nd April & Thursday 23rd April

Wednesday 13th May

Wednesday 27th May & Thursday 28th May

Wednesday 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

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