

**NEW LOTS
ADDED!**

**Auction
House
LONDON**

TWO DAY AUCTION
2nd & 3rd September 2026

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**



September 2026

Wednesday 2nd September

Commencing at 9.30am

Thursday 3rd September

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

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Hampstead, London NW3 6AL

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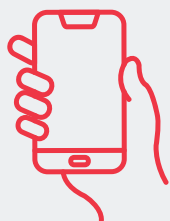
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**# extracting
every last BID**

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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Access: Please note that purchasers will not be entitled to keys or access to properties until completion of sale. If access 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@auctionhouSELONDON.CO.UK

Meet the Team

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



Jamie Royston
Co-Founder & CEO



Andrew Binstock
Co-Founder & Auctioneer



Jordan Phillips
Associate Director



Jamie Weir
Associate Director & Auctioneer



Alice Chemla
Operations Director



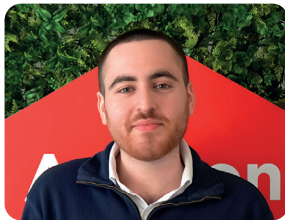
Puja Rawal
Senior Auction Specialist



Joe Labelda
Auction Specialist



Noah Meranda
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PA to Andrew Binstock & Head of Timed Auctions



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Amy O'Grady
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Bo Nathan
Auction Support Executive

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OUR 2026 AUCTION SCHEDULE

Wednesday **2nd September** & Thursday **3rd September**

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

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

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

OUR 2026 AUCTION FIGURES

Our figures for
February

Lots Offered	Lots Sold	Total Raised
288	219	£50M

Our figures for
March

Lots Offered	Lots Sold	Total Raised
253	183	£36M

Our figures for
April

Lots Offered	Lots Sold	Total Raised
276	178	£30M

Our figures for
May

Lots Offered	Lots Sold	Total Raised
366	160	£41M

Our figures for
June

Lots Offered	Lots Sold	Total Raised
220	154	£45M

Our figures for
July

Lots Offered	Lots Sold	Total Raised
267	186	£39M

Our total figures for 2025 are



2,428

Lots Offered



1,636

Lots Sold



£311 million

Total Raised

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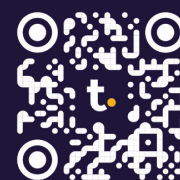
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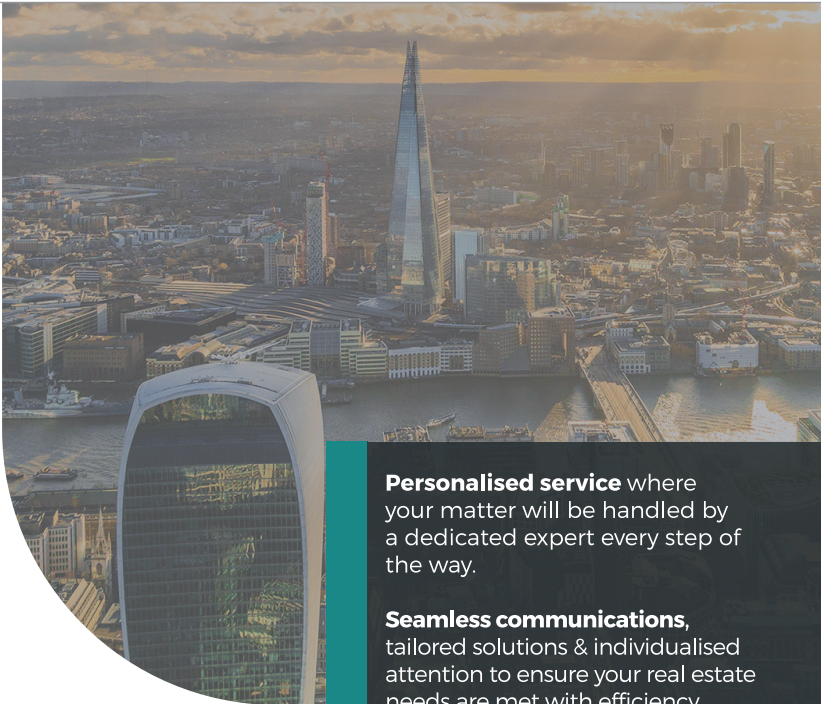
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Buying at Auction

**Auction
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LONDON**

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Want to book a viewing?

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

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

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

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

How do I watch the Auction live?

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



**Auction
House
LONDON**



Lots 1 - 135

Next Page >>>

LOT 1

19 Rowley Lane, Borehamwood,
Hertfordshire WD6 5PA

*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 Meadow Park are within easy reach. Transport links are provided by High Barnet underground station (Northern line) and Elstree & Borehamwood rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 2

41 Jeymer Drive, Greenford,
Middlesex UB6 8NS

*Guide Price
£350,000+

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 Horsenden Hill are within easy reach. Transport links are provided by Greenford underground station (Central line) and rail station.

Description

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

EPC Rating C

Accommodation

Ground Floor

Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Second Floor

Bedroom
Bathroom

Exterior

The property benefits from a rear garden.



LOT 3

**Flat H 180 Holland Road, Kensington and Chelsea,
London W14 8AH***Guide Price
£190,000+**A Vacant Third Floor Studio 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 Shepherd's Bush underground station (Central line) and rail station.

Description

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

Tenure

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

Accommodation**Third Floor**

Reception Room
Kitchen
Bedroom
Bathroom



LOT 4

**By Order of a Housing Association
20B Callcott Road, Brondesbury,
London NW6 7EA***Guide Price
£220,000+**A Vacant First Floor One Bedroom Flat****Tenure**

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

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C

LOT 5

59 Leeson Way, Orpington,
Kent BR5 2QB

*Guide Price
£200,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hoblingwell Wood Recreation Ground are within easy reach. Transport links are provided by St Mary Cray 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 6

6 Week Completion Available
77 Benson Avenue, East Ham,
London E6 3EE

*Guide Price
£280,000+

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

Description

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

Tenure

Freehold

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

EPC Rating C



LOT 7

**249 & 251 Edward Road, Walthamstow,
London E17 6NU***Guide Price
£350,000+**A Mid Terrace Building Arranged to Provide a Vacant First Floor
One Bedroom Flat and a Ground Floor Flat (Sold Off on a Long
Lease with Reversionary Value)****Tenure**

Freehold

Location

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

Note

The ground floor flat is sold off on a 99 year lease from 29th September 1973 (thus approximately 46 years remaining).

Description

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

Accommodation**Ground Floor Flat**

Not Inspected

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D

LOT 8

**6 Week Completion Available
51 Meadfield, Edgware,
Middlesex HA8 8XN***Guide Price
£250,000+**A Vacant Four Bedroom Mid Terrace House****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Edgwarebury Park are within easy reach. Transport links are provided by Edgware underground station (Northern line) and Elstree & Borehamwood rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen/Diner

First Floor

Four Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens and an outdoor WC.

EPC Rating D

LOT 9

6 Week Completion Available
**45 Woodside Road, South Norwood,
London SE25 5DP**

*Guide Price
£290,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 10

**182 Reading Road, Woodley, Reading,
Berkshire RG5 3AA**

*Guide Price
£275,000+

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Through Reception Room
Kitchen
Utility Room
WC

First Floor

Three Bedrooms
Bathroom

Second Floor

Bedroom

Exterior

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



LOT 11

6 Week Completion Available

**2 Meadow View Cottage, Brighton Road, Burgh Heath,
Surrey KT20 6BW**

*Guide Price

£150,000+**A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

Location

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

Description

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

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

Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.



LOT 12

6 Week Completion Available

**22 Guildford Road, Croydon,
Surrey CR0 2HG**

*Guide Price

£230,000+**A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Three Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating G

LOT 13

107 Halcot Avenue, Bexleyheath,
Kent DA6 7QA

*Guide Price
£170,000+

A Vacant Three Bedroom Semi Detached House

Location

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

Description

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

Tenure

Freehold

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen/Diner

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating E



LOT 14

413 Whitehorse Road, Thornton Heath,
Surrey CR7 8SD

*Guide Price
£180,000+

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

Description

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

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 15

By Order of the Executors & First Time on the Market in Over 40 Years

**78 Park Chase, Wembley,
Middlesex HA9 8EH**

*Guide Price

£450,000+**A Vacant Three Bedroom Semi Detached House. Potential for Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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



LOT 15A

**105 Highland Road, Bromley,
Kent BR1 4AA**

*Guide Price

£325,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Description

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

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

WC

First Floor

Two Reception Rooms
Kitchen

Second Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 16

6 Week Completion Available
**47 Nelson Gardens, Braintree,
Essex CM7 9TG**

*Guide Price
£80,000+

A Vacant Ground Floor Two Bedroom Maisonette with a Garage

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1970 (thus approximately **43 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and a garage.

EPC Rating E



LOT 17

**231 Hillrise Road, Romford,
Essex RM5 3BW**

*Guide Price
£200,000+

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 Havering Country Park are within easy reach. Transport links are provided by Hainault underground station (Central line) and Gidea Park station (Elizabeth line).

Description

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

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Utility Room
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 18

6 Week Completion Available
**351 Luton Road, Chatham,
 Kent ME4 5BJ**

*Guide Price
£80,000+

A Two Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £9,100 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a 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.

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 10th December 2020 at a rent of £9,100 per annum (Holding Over).



LOT 18A

6 Week Completion Available
**10 Pease Close, Hornchurch,
 Essex RM12 5AW**

*Guide Price
£170,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Leasehold. The property is held on a 99 year lease from 1st October 1986 (thus approximately **59 years unexpired**).

Location

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

First Floor

Three Bedrooms
 Bathroom

Exterior

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

EPC Rating B



LOT 19

9 St Anns Court, 45 Sunningfields Road, Hendon,
London NW4 4QY

*Guide Price
£200,000+

A Third Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £21,000 Per Annum (Reflecting a Gross Initial Yield of 10.5%). Potential for to Convert into a Two Bedroom Flat (Subject to Obtaining all Relevant Consents)

Tenure

Leasehold. The property is held on a 999 year lease from 1st September 2024 (thus approximately **997 years unexpired**).

Location

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

Tenancy

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

EPC Rating D

Description

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

Accommodation

Third Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off street parking and a private balcony.



LOT 20

98 Glyn Avenue, Bilston,
West Midlands WV14 8NN

*Guide Price
£70,000+

A Vacant Extended Three Bedroom End of Terrace House Potential for Rear Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Moorcroft Nature Reserve are within easy reach. Transport links are provided by Coseley 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
Utility Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 20A | Flat 1, 26 St. James Road, Sutton, Surrey SM1 2TP

*Guide Price
£70,000+

A Vacant Ground Floor One Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1983 (thus approximately **56 years unexpired**).

Accommodation

Ground Floor
Reception Room with Open Plan Kitchen
Bedroom
Bathroom

EPC Rating F



LOT 20B | 14 Coniston Court, Kendal Street, Bayswater, London W2 2AN

*Guide Price
£200,000+

A Vacant Well Located Second Floor One Bedroom Flat

Tenure

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

Location

The property is situated in the highly sought after area of Paddington close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Marble Arch underground station (Central line) and Paddington rail station.

Description

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and eight upper floors. The property benefits from lift access.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 21

19 Jarvis Road, South Croydon,
Surrey CR2 6HW

*Guide Price
£300,000+

A Three Bedroom End of Terrace House Subject to a Periodic Tenancy Producing £30,000 Per Annum

Location

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

Description

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £2,500 per calendar month.

Note

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

Tenure

Freehold

Accommodation
Ground Floor

Reception Room
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 21A

14 Week Completion Available
63 Warner Road, Camberwell,
London SE5 9NE

*Guide Price
£725,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Two Bedroom Flat and a First and Second Floor Three Bedroom Split Level Flat Part Let Producing £28,800 Per Annum (Can be Offered with Vacant Possession)

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Myatt's Fields are within easy reach. Transport links are provided by Oval underground station (Northern line) and Denmark Hill rail station.

Description

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

Tenancy

The first and second floor flat is let on a guaranteed rent scheme to Midos Management Company Ltd at a rent of £2,400 per calendar month. The vendor has advised that the property can be sold as vacant at the buyers request.

Tenure

Freehold

Accommodation
Ground Floor - Flat A

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

First Floor - Flat B

Reception Room
Kitchen
Bedroom
Bathroom

Second Floor - Flat B

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 22

**4 Nairn Court, Dock Road, Tilbury,
Essex RM18 7BY*****Guide Price
£60,000+****A Vacant First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 1st January 1988 (thus approximately **60 years unexpired**).

Description

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

Exterior

The property benefits from allocated parking and a communal garden

EPC Rating D**Location**

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

Accommodation**First Floor**

Reception Room
Kitchen
Bedroom
Bathroom



LOT 22A

**68 St. Margarets Avenue, Whetstone,
London N20 9LJ*****Guide Price
£550,000+****A Vacant Three Bedroom Mid Terrace House****Location**

The property is situated on a residential road close to local shops and amenities. Transport links are provided by Totteridge & Whetstone Station underground station (Northern line) and New Southgate rail station.

Description

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

EPC Rating C**Tenure**

Freehold

Accommodation**Ground Floor**

Reception Room
Reception Room with Open Plan
Kitchen
Kitchen
W/C

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 23

65 Mowbray Crescent, Stotfold, Hitchin,
Hertfordshire SG5 4DY

*Guide Price
£250,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

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

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

EPC Rating C

Accommodation
Ground Floor
Reception Room
Kitchen
Conservatory
WC

First Floor
Three Bedrooms
Bathroom

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



LOT 24

15 Victor Court, Hornchurch,
Essex RM12 4XF

*Guide Price
£100,000+

A Vacant Third Floor Three Bedroom Flat

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

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

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

Accommodation
Third Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

G.I.A Approx 764 sq ft

Exterior
The property benefits from a private balcony.

EPC Rating C



LOT 25

**44 Newton Nottage Road, Porthcawl,
Mid Glamorgan CF36 5RP*****Guide Price
£125,000+****A Substantial Vacant Large 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 Newton Beach are within easy reach. Transport links are provided by A4106.

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen/Dining Room

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 25A

**15 Palestine Grove, Colliers Wood,
London SW19 2QN*****Guide Price
£425,000+****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 Morden Hall Park are within easy reach. Transport links are provided by Colliers Wood underground station (Northern line).

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen/Diner
Bathroom
Shower Room with WC

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens and an outbuilding to the rear of the property, which could be utilised as a home office.

Note

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



LOT 26

59 Dover Street, Maidstone,
Kent ME16 8LF

*Guide Price
£130,000-£190,000

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 Clare Park are within easy reach. Transport links are provided by Maidstone West rail station.

Description

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

Accommodation

Lower Ground Floor

Kitchen

Bathroom

Ground Floor

Two Reception Rooms

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating C



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**Auction
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LONDON**

LOT 27

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

*Guide Price
£1,150,000+



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 28

20 Khartoum Road, Plaistow,
London E13 8RF

*Guide Price
£280,000+

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

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

Tenure
Freehold

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.

EPC Rating C



LOT 28A

21 Wyncham Avenue, Sidcup,
Kent DA15 8EU

*Guide Price
£295,000+

A Three Bedroom Semi Detached House. Offered With Vacant Possession.

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner

First Floor
Three Bedrooms
Bathroom

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

EPC Rating D



LOT 29

**174B Bravington Road, Maida Vale,
London W9 3AP**

*Guide Price

Withdrawn**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 area of 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 30

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

*Guide Price

£320,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating G

LOT 30A

Flat 1 23A Queen Street, Maidenhead, Berkshire SL6 1NB

*Guide Price
£70,000+

A Vacant Lower Ground Floor One Bedroom Flat

Location

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

Description

The property comprises a lower ground floor one bedroom flat situated within a mixed use parade arranged over ground and two upper floors.

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2018 (thus approximately **116 years unexpired**).

Accommodation

Lower Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 31

37 and 37A Trevenson Street, Camborne, Cornwall TR14 8JD

*Guide Price
£100,000+

A Mid Terrace Building Arranged to Provide 2 x Four Bedroom Flats Fully Let Producing £15,919.92 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide 2 x four bedroom flats over ground and first floors.

Tenancy

The property is subject to individual tenancies at a rent of £15,919.92 per annum. We are advised by the vendor that the property is underlet and that there may be scope to increase the rent.

Accommodation

Ground Floor Flat

Reception Room
Kitchen
Four Bedrooms
Bathroom

First Floor Flat

Reception Room
Kitchen
Four Bedrooms
Bathroom

Exterior

The ground floor flat benefits from a private rear yard.

EPC Rating D



LOT 32

**30 Haden Road, Cradley Heath,
West Midlands B64 6ER*****Guide Price
£80,000+****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 Bearmore Playing Field are within easy reach. Transport links are provided by Old Hill rail station.

Description

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

Accommodation**Ground Floor**

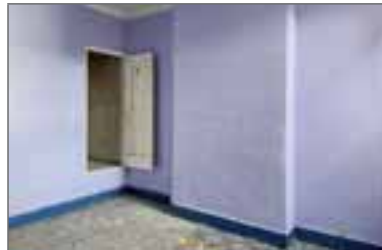
Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating E

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**Auction
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LONDON**

LOT 32A

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

*Guide Price
£500,000+



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

Description

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

Planning

Croydon Borough Council granted: (ref: 24/03393/FUL) on 12/09/2025 : ' Erection of single storey rear extension and rear dormer loft extension to facilitate the conversion of the existing dwellinghouse into 2 self-contained homes, with sub-division of rear garden, associated landscaping and provision of car parking, cycle and refuse storage. Additonal plans have been drawn up (but not submitted) for the property to be converted into a 13 room HMO involving an 8m rear extension under prior approval and first floor rear and loft extension under permitted development. Buyers should rely on their own enquiries with regards to these plans.

Tenure

Freehold

Tenancy

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

Accommodation

Ground Floor

Two Letting Rooms
Diner
Kitchen
WC

First Floor

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

Exterior

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

Proposed Accommodation

House 1

Ground Floor

Through Reception Room
Kitchen
Study Room
WC

First Floor

Three Bedrooms (One with En-Suite)
Bathroom

House 2

Ground Floor

Through Reception Room
Kitchen
Study Room
WC

First Floor

Three Bedrooms (One with En-Suite)
Bathroom

LOT 33

**Ground Floor Flat, 28 Bignold Road, Forest Gate,
London E7 0EX*****Guide Price
£140,000-£210,000****A Vacant Ground Floor Two Room Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 20th October 2005 (thus approximately **78 years unexpired**).

Accommodation

Ground Floor
Kitchen/Diner
Two Rooms
Bathroom

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of the Wanstead Flats are within easy reach. Transport links are provided by Wanstead Park Overground Station.

Description

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



LOT 34

**2 Primrose Road, Leyton,
London E10 5ED*****Guide Price
£175,000+****A Vacant Two Bedroom End of Terrace House with Land to the Side****Location**

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

Tenure

Leasehold. The property is held on a 50 year lease from 23rd June 2001 (thus approximately **24 years unexpired**).

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

Description

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

First Floor

Two Bedrooms
Bathroom

EPC Rating D**Exterior**

The property benefits from both side and rear gardens.



LOT 34A | 104 Geoffrey Road, Brockley, London SE4 1NU

*Guide Price
£130,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1958 (thus approximately **31 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a front garden.

EPC Rating D



LOT 35 | 24 Tidings Hill, Halstead, Essex C09 1BW

*Guide Price
£140,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 35A

29 Mill Hill Lane, Burton-on-Trent,
Staffordshire DE15 0BA*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 Wheatley Lane Park are within easy reach. Transport links are provided by Burton-on-Trent 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 FloorTwo Reception Rooms
Kitchen**First Floor**Two Bedrooms
Bathroom**Exterior**

The property benefits from a rear garden.



LOT 36

By Order of a Housing Association
11A Bolingbroke Road, Kensington,
London W14 0AJ*Guide Price
£290,000+**A Vacant Well Located Lower Ground Floor One Bedroom Flat****Tenure**

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

Location

The property is situated in the highly sought after area of Kensington 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.

Exterior

The property benefits from a rear garden.

EPC Rating D**Description**

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

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

LOT 37

Flat 37 Pinnacle Apartments, 11 Saffron Central Square,
Croydon, Surrey CR0 2GE

*Guide Price
£125,000+

A Vacant Fourth Floor Studio Flat

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

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

EPC Rating B

Description
The property comprises a fourth floor studio flat situated within a purpose built block arranged over ground and fourty three upper floors. The property benefits from a communal gym, library and concierge service.

Accommodation
Fourth Floor
Studio Room
Bathroom



LOT 38

Flat 4, 280 Wimborne Road, Bournemouth,
Dorset BH3 7AT

*Guide Price
£65,000+

A Vacant Second Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 189 year lease from 27th august 1987 (thus approximately 150 years unexpired).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Meyrick Park are within easy reach. Transport links are provided by Bournemouth 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 with Open-Plan Kitchen
Bedroom
Bathroom

Exterior
The property benefits from access to a roof terrace which is not deemed to the lease. The buyer would be required to negotiate with the freeholder to be granted with the right of use of the terrace.

EPC Rating D



LOT 39

By Order of the Executors

**Holmshill Farm, Summerswood Lane, Borehamwood,
Hertfordshire WD6 5PG***Guide Price
£525,000+**A Vacant Three Bedroom Detached House. Potential for Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

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
Conservatory
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from large gardens and off street parking.

EPC Rating F

LOT 40

**Land Adjacent to Esso, Hogg Lane, Grays,
Essex RM17 5JA***Guide Price
£235,000+**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 40A | 6 Week Completion Available 1 Wimborne Road, Edmonton, London N9 9EZ

*Guide Price
£100,000+

A Vacant Ground Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1988 (thus approximately **61 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 41 | 249A Fullwell Avenue, Ilford, Essex IG5 0RD

*Guide Price
£130,000+

A Vacant First Floor Two Bedroom Maisonette

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Claybury Park are within easy reach. Transport links are provided by Fairlop underground station (Central line) and the M11.

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 120 year lease from 25th March 1981 (thus approximately **74 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 42

9 Victoria Road, Margate,
Kent CT9 1LN*Guide Price
£110,000+**A Vacant Three Bedroom Mid Terrace House****Tenure**
Freehold**Location**

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

Description

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

EPC Rating D**Accommodation**
Lower Ground Floor
Reception Room**Ground Floor**
Kitchen
Bathroom**First Floor**
Bedroom**Second Floor**
Two Bedrooms**Exterior**
The property benefits from a rear garden.

LOT 43

21 Elm Road, Benfleet,
Essex SS7 2AH*Guide Price
£180,000+**A Vacant Five Room Detached House****Tenure**
Freehold**Location**

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

Exterior

The property benefits from off street parking a rear garden

EPC Rating E**Description**

The property comprises a five room detached house arranged over ground and first floor. We believe the property is of non-standard construction.

Accommodation**Ground Floor**
Two Reception Rooms
Kitchen
Bedroom/Study
Bathroom**First Floor**
Two Bedrooms

LOT 44

Flat 2 Burniston Court, 90 Manor Road, Wallington,
Surrey SM6 0AD

*Guide Price
£50,000+

A Ground Floor Studio Flat Subject to a Periodic Tenancy
Producing £12,600 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1984 (thus approximately 57 years unexpired).

Location

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

Description

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

Note

The internal photos and virtual tour were taken in 2024 prior to the current tenant occupying the property.

Accommodation

Ground Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from allocated parking and communal gardens.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £12,600 per annum.

EPC Rating D



LOT 45

384 Sarehole Road, Birmingham,
West Midlands B28 0AJ

*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 Swanhurst Park are 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
Two Reception Rooms
Kitchen
Utility Room

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating E



LOT 45A**209 Grange Road, Kings Heath, Birmingham,
West Midlands B14 7RS*****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 Highbury Park are within easy reach. Transport links are provided by Bournville rail station.

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating G**LOT 46****Ground Floor and Basement Flat, 134 Gipsy Hill, Crystal
Palace, London SE19 1PW*****Guide Price
£190,000-£220,000****A Lower Ground and Ground Floor One Bedroom Split Level
Maisonette Offered with Vacant Possession.****Tenure**

Leasehold. The property is held on a 150 year lease from 10th May 2013 (thus approximately **136 years unexpired**).

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 Penge West overground station and Gipsy Hill rail station.

Tenancy

The property is currently subject to a Periodic Tenancy at a rent of £1,350 per calendar month but will be vacant on completion.

Description

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

Accommodation**Lower Ground Floor**

Reception Room
Kitchen
Bathroom

Ground Floor

Bedroom



LOT 46A

26 Stratford Road, Hayes, Middlesex UB4 9EN

*Guide Price
£90,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1953 (thus approximately **25 years unexpired**).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating C



LOT 47

6 Week Completion Available or Earlier if Required 247A Shakespeare Avenue, Hayes, Middlesex UB4 9AQ

*Guide Price
£120,000-£170,000

A Vacant First Floor Two Bedroom Maisonette

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

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

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1953 (thus approximately **26 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

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

EPC Rating D



LOT 48

**30 Ancton Way, Bognor Regis,
West Sussex P022 6JW***Guide Price
£130,000+**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. We understand the property is of non-standard construction.**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 49

**37 Beech Drive, Borehamwood,
Hertfordshire WD6 4QX***Guide Price
£165,000+**A Vacant Ground Floor One Bedroom Flat****Tenure**
Leasehold. The property will be held on a new 125 year lease.**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Aberford Park are within easy reach. Transport links are provided by High Barnet underground station (Northern line) and Elstree & Borehamwood rail station.**EPC Rating C****Description**
The property comprises a ground floor one bedroom flat situated within a mid terrace building arranged over ground and first floors.**Accommodation**
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

LOT 50

8 Week Completion Available or Earlier if Required

**4 Cheshunt House, 10-12 Sunny Gardens Road, Hendon
London NW4 1RX**

*Guide Price

£130,000-£190,000

A Vacant First Floor One Bedroom Flat

Location

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

Description

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

Tenure

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

Accommodation

First Floor

Reception room with Open Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from an allocated parking space.



LOT 50A

**9 Fallow Court Avenue, Finchley,
London N12 0EA**

*Guide Price

£695,000+

A Three Bedroom Semi Detached House Offered with Vacant Possession. Potential To Extend (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Victoria Park are within easy reach and the Finchley memorial hospital. Transport links are provided by West Finchley underground station (Northern line) and New Southgate 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/Diner
WC

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 51

**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 52

**64 Sunny Bank, Kingston upon Hull,
North Humberside HU3 1LQ*****Guide Price
£50,000+****A Vacant Eight 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 Pearson Park are within easy reach. Transport links are provided by Hull rail station.

Description

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

Accommodation**Ground Floor**

Five Rooms
Kitchen
WC

First Floor

Three Rooms
Bathroom

Exterior

The property benefits from a rear garden.



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LOT 53

70 Sunny Bank, Kingston upon Hull,
North Humberside HU3 1LQ

*Guide Price
£50,000+

A Vacant Ten Room Mid Terrace Building

Location The property is situated on a residential road close to local shops and amenities. The open spaces of Pearson Park are within easy reach. Transport links are provided by Hull rail station.	Tenure Freehold
Description The property comprises a ten room mid terrace building arranged over ground and first floors.	Accommodation Ground Floor Five Rooms (One with En-Suite) Bathroom First Floor Five Rooms Bathroom



LOT 54

Archie Court, 63 Marina, St Leonards-on-Sea,
East Sussex TN38 0BE

*Guide Price
£450,000+



An End of Terrace Building Arranged to Provide Ten Flats (Four Sold off on Long Leases) Part Let Producing £49,560 Per Annum (Reflecting a Gross Initial Yield of 11%)

Tenure
Freehold

Description
The property comprises an end of terrace building arranged to provide 10 flats (four sold off on long leases) over lower ground, ground and five upper floors.

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

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Basement Flat	Lower Ground	Reception Room/ Kitchen, Bedroom, Bathroom	Subject to a Periodic Tenancy (Refer to Legal Pack)	£800 PCM
Flat 1	Lower Ground	Reception Room/ Kitchen, Bedroom, Bathroom	Sold off on a Long Lease (Refer to Legal Pack)	N/A
Flat 2	Lower Ground	Reception Room/ Kitchen, Bedroom, Bathroom	Sold off on a Long Lease (Refer to Legal Pack)	N/A
Flat 3	Raised Ground	Reception Room/ Kitchen, Bedroom, Bathroom	Subject to a Periodic Tenancy (Refer to Legal Pack)	£650 PCM
Flat 4	Raised Ground	Reception Room/ Kitchen, Bedroom, Bathroom	Subject to a Periodic Tenancy (Refer to Legal Pack)	£630 PCM
Flat 5	First	Reception Room/ Kitchen, Bedroom, Bathroom	Subject to a Periodic Tenancy (Refer to Legal Pack)	£600 PCM
Flat 6	First	Reception Room/ Kitchen, Bedroom, Bathroom	Subject to a Periodic Tenancy (Refer to Legal Pack)	£600 PCM
Flat 7	Second	Reception Room, Kitchen, Two Bedrooms, Bathroom	Sold off on a Long Lease (Refer to Legal Pack)	N/A
Flat 8	Third	Reception Room, Kitchen, Bedroom. Bathroom	Subject to a Periodic Tenancy (Refer to Legal Pack)	£850 PCM
Flat 9	Edit	Reception Room, Kitchen, Bedroom, Bathroom	Sold off on a Long Lease (Refer to Legal Pack)	N/A

LOT

54A

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

*Guide Price
£165,000+

A Vacant Third Floor Two Bedroom Flat

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

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

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

Accommodation
Fourth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT

55

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 55A | 38B Birkbeck Place, Dulwich, London SE21 8JU

*Guide Price
£210,000+

A Vacant Lower Ground Floor One Bedroom Garden Flat

Tenure

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

Location

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

Description

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

Accommodation

Lower Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating D



LOT 56 | 2 Holliday Street, Berkhamsted, Hertfordshire HP4 2EE

*Guide Price
£325,000+

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 Canal Fields are within easy reach. Transport links are provided by Berkhamsted rail station.

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 56A | 449A Porters Avenue, Dagenham, Essex RM9 4ND

*Guide Price
£140,000+

A First and Second Floor Three Bedroom Split Level Maisonette Offered with Vacant Possession

Location

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

Description

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

Tenure

Leasehold. The property is held on a 149 year lease from 24th June 1975 (thus approximately **97 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Bathroom
Separate WC

Second Floor
Three Bedrooms

Note

Previously rented for £2,000 per calendar month

EPC Rating D



LOT 57 | 97 Brighton Road, Godalming, Surrey GU7 1PW

*Guide Price
£220,000+

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 Holloway Hill Recreation Ground are within easy reach. Transport links are provided by Godalming rail station.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden and workshop.

EPC Rating D



LOT 58

Flat 12 Hedley Court, Putney Hill, London SW15 3NS

*Guide Price
£130,000-£190,000

A Vacant Fourth Floor Three Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1960 (thus approximately **32 years unexpired**).

Location

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

Description

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

Accommodation

Fourth Floor

Reception Room
Kitchen
Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a garage.

EPC Rating E



LOT 59

By Order of the Executors Land on the North-East side of Looe Gardens, Ilford, Essex IG6 2BJ

*Guide Price
£135,000+

A Plot of Land Measuring Approximately 142 sq m (1,530 sq ft). Offered with Planning Permission for a Three Bedroom House

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Fairlop Waters Country Park are within easy reach. Transport links are provided by Barking underground station (Central line) and the M11.

Planning

Redbridge Borough Council granted the following planning permission (ref: 0191/26) on 28th May 2026 : 'Demolish detached structure. Proposed one x 3-bedroom detached dwellinghouse with associated amenity space, cycle and refuse storage. (Summary)'.

Description

The lot comprises a plot of land measuring approximately 142 sq m (1,530 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.



**Auction
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Wednesday 2nd September - 9.30am



Lots 60 - 80

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LOT 60

97 St. Peters Street, St. Albans,
Hertfordshire AL1 3EN*Guide Price
£225,000+**A Ground Floor Retail Unit Subject to a Lease Producing £30,000 Per Annum****Tenure**

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

Location

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

Description

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

Accommodation**Ground Floor**

Retail Unit - 1,018 Sq Ft

Tenancy

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



LOT 60A

6 High Street, Hythe, Southampton,
Hampshire SO45 6AG*Guide Price
£110,000+**A Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and First Floor Ancillary Space Fully Let to Oxfam Producing £15,500 Per Annum****Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Waitrose, Domino's and Costa Coffee. The open spaces of Prospect Place Park are within easy reach. Transport links are provided by Beaulieu Road rail station.

Description

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

Tenure

Freehold

Accommodation**Ground Floor**

Commercial Unit

First Floor

Ancillary Space

Tenancy

The property is let to Oxfam for a term of 5 years commencing 6th May 2025 at a rent of £15,500 per annum.



LOT 60B | 6A High Street, Hythe, Southampton, Hampshire SO45 6AG

*Guide Price
£80,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and First Floor Ancillary Space Fully Let Producing £12,500 Per Annum

Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Waitrose, Domino's and Costa Coffee. The open spaces of Prospect Place Park are within easy reach. Transport links are provided by Beaulieu Road rail station.

Description

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

Tenure

Freehold

Accommodation

Ground Floor
Commercial Unit

First Floor

Ancillary Space

Tenancy

The property is let to Tackle & Bait for a term of 5 years commencing 28th September 2023 at a rent of £12,500 per annum.



LOT 61 | Unit SU8, 5 Jubilee Way, Scunthorpe, North Lincolnshire DN15 6RB

*Guide Price
£95,000+

A Ground Floor Commercial Unit with First Floor Ancillary Space Fully Let Producing £12,500 Per Annum

Description

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

Tenancy

The property is subject to a 6-year lease commencing 1 July 2026 at a rent of £9,500 per annum in Year 1, rising to £11,000 per annum in Year 2 and £12,500 per annum in Years 3 to 6. The tenant has been in occupation and trading from the unit since September 2025.

Seller's Rent Top-Up

The seller will provide a rental top-up from completion to ensure the buyer receives an income equivalent to £12,500 per annum. The top-up will be the difference between the rent reserved under the lease and £12,500 per annum and will continue until the tenant's rent increases to £12,500 per annum in accordance with the lease.

Tenure

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

Location

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

Accommodation

Ground Floor
Retail Unit
Approx. 114 sq m / 1,231 sq ft

First Floor

Ancillary Space
Approx. 107 sq m / 1,154 sq ft

GIA 221 sq m / 2,385 sq ft



LOT 62

**9 College Walk, Rotherham,
South Yorkshire S60 1QB**

*Guide Price
£95,000+

A Commercial Unit Let Producing £12,500 Per Annum

Tenure

Freehold

Location

The property is situated within College Walk Shopping Centre surrounding local shops and amenities. The open spaces of Clifton Park are within easy reach. Transport links are provided by Rotherham Central rail station.

Description

The property comprises a mid terrace commercial unit situated within the College Walk Shopping Centre arranged over the ground and first floors.

Accommodation

Ground Floor

Retail Area
126 sq m (1,358 sq ft)

First Floor

Ancillary Space
40 sq m (435 sq ft)

G.I.A Approx. 166 sq m / 1793 sq ft

Tenancy

The property is now let on a 15-year (FRI) lease to The Eyeteam Rotherham Limited, with HD Opticare Ltd providing a guarantor covenant. The lease benefits from rent reviews every three years and includes a six-month rent-free period from commencement.

Seller's Rent Top-Up

The seller will provide a rental top up from completion to ensure the buyer receives an income equivalent to £12,500 per annum.



LOT 63

**By Order of the LPA Receivers
29 Hervey Street, Lowestoft,
Suffolk NR32 2JG**

*Guide Price
£75,000+

A Vacant Mixed Use Detached Building Arranged to Provide a Ground Floor Commercial Unit and a First Floor One Bedroom Flat. 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 Normanston Park are within easy reach. Transport links are provided by Lowestoft rail station.

Description

The property comprises a mixed use detached building arranged to provide a ground floor commercial unit and a first floor one bedroom flat.

Tenure

Freehold

Accommodation

Ground Floor

Commercial Area

First Floor

Two Reception Rooms
Kitchen
Bedroom
Bathroom

EPC Rating E



LOT 64

13 Hope Street, Crook,
County Durham DL15 9HS

*Guide Price
£175,000+

A Ground Floor Double Fronted Retail Unit and First Floor Office Space Let to Farplace Animal Rescue Producing £25,000 Per Annum (Reflecting a Gross Initial Yield of 14.3%).

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Glenholme Skate Park are within easy reach. Transport links are provided by the A689.

Tenancy

The property is let to Farplace Animal Rescue Limited on an FRI lease for a term of 7 years commencing 1st May 2025 at a rent of £25,000 per annum. Upwards only rent review May 2028 and mutual break clause May 2030.

The tenant has an option to purchase the property for the higher of £225,000 or market value after 1st May 2030 until lease expiry.

Description

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

Accommodation

Ground Floor

Retail Unit
Storage Space
Office Space
WC
G.I.A. Approximately 150 sq m

First Floor

Office Space
Storage Space
WC
G.I.A. Approximately 188 sq m

Joint Auctioneers



LOT 65

102-104 High Street, Redcar,
Cleveland TS10 3DL

*Guide Price
£140,000+

A Ground Floor Double Fronted Retail Unit Fully Let Producing £20,000 Per Annum (Reflecting a Gross Initial Yield of 14.2%)

Tenure

Leasehold. The property will be held on a new 999 year lease from completion at a peppercorn ground rent.

Description

A ground floor double fronted retail unit situated within a mid terrace building arranged over ground and first floors.

Tenancy

The property is let to The Imaginarium Creative Studios Ltd for a term of 12 years commencing 1st August 2025 at a rent of £20,000 per annum. 5-yearly RPI index linked reviews. Tenant's break clause 2031.

Location

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

Accommodation

Ground Floor

Retail Unit
WC

EPC Rating C

VAT

VAT is applicable (TOGC available)

Joint Auctioneers



LOT **65A**

6 Week Completion Available or Earlier if Required
48 High East Street, Dorchester,
Dorset DT1 1HU

*Guide Price
£120,000-£180,000

A Vacant Mid Terrace Commercial Building

Location

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

Planning

Dorset Borough Council granted the following planning permission for both 47 and 48 High East Street (ref: P/FUL/2021/02397) on 15th October 2024 : 'Redevelopment of the site to refurbish No.47, conversion the rear of the building to a house (use class C3). Demolish and reconstruct No.48 to provide a ground floor commercial unit (use classes E or Public House (sui generis)) & 4no. flats above & erection of 5no. dwellings (three houses & two flats) with associated access & landscaping at the rear'. Please note a buyer would also need to acquire 47 High East Street to carry out the development.

Tenure

Freehold

Accommodation

Ground Floor

Office Rooms

Kitchen

G.I.A Approx 406 sq m (4,370 sq ft)

First Floor

Store Rooms / Ancillary Space

G.I.A Approx 103 sq m (1,109 sq ft)

Second Floor

Store Rooms / Ancillary Space

G.I.A Approx 27 sq m (291 sq ft)

LOT **66**

By Order of the LPA Receivers
396 Forest Road, Walthamstow,
London E17 5JF

*Guide Price
£500,000+



LOT 67

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

*Guide Price
£200,000+

A Freehold Fifteen Bedroom Detached Care Home Fully Let Producing £50,000 Per Annum (Reflecting a Gross Initial Yield of 25%). 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 68

Electric House, Castle Street, Newcastle Emlyn,
Carmarthenshire SA38 9AF

*Guide Price
£80,000+

A Mixed Use Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and Two Flats on the Upper Floors Fully Let Producing £18,840 Per Annum

Tenure

Freehold

Description

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

Location

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

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Charity Shop	Ground	Retail area and barn/storage area	Subject to a lease. Please refer to the legal pack	£7,200 Per Annum
Flat 1	First	One Bedroom Flat (Not Inspected)	Periodic Tenancy. Please refer to the legal pack	£4,740 Per Annum
Flat 2	First	Two Bedroom Flat (Not Inspected)	Periodic Tenancy. Please refer to the legal pack	£6,900 Per Annum

Current Rent Reserved Combined £18,840 Per Annum



LOT 69

**Unit 6A-6B South Middleton Base, Greenwell Road,
Aberdeen AB12 3AX**

***Guide Price
£500,000+**



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



LOT 70

9A Battle Hill, Hexham,
Northumberland NE46 1BA

*Guide Price
£50,000-£75,000

A Ground and First Floor Restaurant Subject to a Lease Producing £13,500 Per Annum (Reflecting a Gross Initial Yield of 27%)

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 70A

94A Middleton Grange Shopping Centre, Hartlepool,
Cleveland TS24 7RW

*Guide Price
£95,000+

A Commercial Unit Let Subject to an FRI Lease for £21,000 Per Annum (Rising to £25,000 Per Annum in 2028).

Tenure

Leasehold. The property is held on a 99 year lease from 26th February 1970 (thus approximately **42 years unexpired**).

Location

The property is situated within Middleton Grange Shopping Centre close to local shops and amenities. The open spaces of Middleton Pier and Summerhill Country Park are within easy reach. Transport links are provided by Hartlepool rail station.

Description

The property comprises a mid terrace commercial unit situated within the Middleton Grange Shopping Centre arranged over the ground and first floors.

Accommodation

Ground Floor

Commercial Unit
481 sq m (5,178 sq ft)

First Floor

Ancillary Space
157 sq m (1,689 sq ft)

GIA Approx. 638 sq m (6,867 sq ft)

Tenancy

The property is let on a 10 year FRI lease to MDSHARTLE LTD from 11 April 2026. The lease benefits from a 12 month rent-free period, with income of £21,000 per annum from April 2027, rising to £25,000 per annum from April 2028, with upward-only rent reviews from Year 5. The tenant holds a break option in Year 7, subject to six months' prior written notice.



LOT 71

**21 Red Street, Carmarthen,
Dyfed SA31 1QL*****Guide Price
£95,000+****A Ground Floor Commercial Unit Let Producing £17,000 Per Annum****Location**

The property is situated within Carmarthen city centre close to local shops and amenities. Nearby multiples include Boots, Greggs and Barclays Bank. The open spaces of Carmarthen Park are within easy reach. Transport links are provided by Carmarthen rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 21st January 1983 (thus approximately **81 years unexpired**).

Accommodation**Ground Floor**

Commercial Unit
G.I.A Approx 75.91 sq m (817 sq ft)

Tenancy

The property is let to Ramsdens Holdings PLC for a term of 5 years commencing 20th October 2023 at a rent of £17,000 per annum. Tenant has been in situ since 2012 and did not exercise their break clause in 2025. Ramsdens has 160 branches with a turnover of £116m and made a profit of £16m in 2025.



LOT 71A

**8 Red Street, Carmarthen,
Dyfed SA31 1QL*****Guide Price
£180,000-£230,000****A Mid Terrace Commercial Building Let to Boots Opticians
Producing £34,000 Per Annum****Tenure**

Freehold

Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Clarks, EE and Marks & Spencer. The open spaces of Carmarthen Park are within easy reach. Transport links are provided by Carmarthen rail station.

Description

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

Accommodation**Ground Floor**

Retail Area

First Floor

Ancillary Space

**G.I.A. Approximately 148 sq m
(1,598 sq ft)**

Tenancy

The property is subject to a lease to Boots Opticians Professional Services Limited for a term of 10 years which expired 30th April 2024 at a rent of £34,000 per annum (Holding Over).

EPC Rating C

LOT 72

17-19 Umlerston Street, Tower Hamlets,
London E1 1PY

*Guide Price
£275,000+

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 73

Rear of 292 Weelsby Street, Grimsby,
North East Lincolnshire DN32 8AB

*Guide Price
£25,000-£35,000

A Detached Commercial Building and Secure Yard Currently Used as a Workshop Subject to a Lease Producing £4,200 Per Annum

Tenure

Freehold

Location

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

Tenancy

The property is subject to an FRI lease for a term of 5 years expiring on 6th August 2028 at a rent of £4,200 per annum (plus VAT if requested). There is a rent review in August 2026.

Description

The property comprises a detached commercial building currently used as a ground floor workshop with first floor ancillary space.

Accommodation

Ground Floor

Workshop Area Approximately 283 sq ft

First Floor

Ancillary Space Approximately 195 sq ft

Exterior

The property benefits from a front yard measuring approximately 668 sq ft.



LOT 74

**Unit 3 The Boathouse, Ocean Drive, Gillingham,
Kent ME7 1FT***Guide Price
£135,000+**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 75

**106 High Street, Redcar,
Cleveland TS10 3DL***Guide Price
£50,000-£80,000**A Ground Floor Retail Unit Let to Farplace Animal Rescue Producing £11,880 Per Annum (Reflecting a Gross Initial Yield of 23.8%).****Tenure**

Leasehold. The property will be held on a new 999 year lease from completion at a peppercorn ground rent.

Location

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

Description

A ground floor retail unit situated in a mid terrace building arranged over ground and first floors.

EPC Rating C**Accommodation****Ground Floor**

Retail Unit

Office Space

Kitchenette

WC

G.I.A. Approximately 180 sq m

Tenancy

The property is let to Farplace Animal Rescue Limited on an FRI lease for a term of 10 years commencing 20th August 2019 at a rent of £11,880 per annum.

VAT

VAT is applicable (TOGC available)

Joint Auctioneers

LOT 75A

Unit 1 Masonic Hall, 64 Briggate, Brighouse, Calderdale HD6 1EF

*Guide Price
£9,000+

A Vacant Ground Floor Commercial Unit (34 sq m/365 sq ft)

Tenure

Leasehold. The property will be sold 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 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 commercial unit situated within a purpose built building arranged over ground and first floors.

Accommodation

Ground Floor
Commercial Unit

G.I.A Approx 38 sq m

Joint Auctioneers

HAMMERED



LOT 76

108 High Street, Redcar, Cleveland TS10 3DL

*Guide Price
£25,000-£50,000

A First Floor Office Space Fully Let Producing £5,000 Per Annum (Reflecting a Gross Initial Yield of 20%). Offered with Planning Permission to Convert to an Eight Bedroom HMO.

Tenure

Leasehold. The property will be held on a new 999 year lease from completion at a peppercorn ground rent.

Location

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

Description

The property comprises a first floor office space situated in a mid terrace building arranged over ground and first floors.

Tenancy

The property is subject to an FRI lease for a term of 12 years commencing 1st August 2025 at a rent of £5,000 per annum. 5-yearly RPI index linked reviews. Tenant's break clause 2031.

Accommodation

First Floor
Seven Office Rooms
Kitchen
Two WC's

Planning

Redcar and Cleveland Borough Council granted the following planning permission (ref: R/2025/0370/FF) on 12th June 2026: 'Change of use of the first floor ancillary office space to House in Multiple Occupation (HMO) comprising of 8 bedrooms with associated internal alterations and a new access door to front in lieu of roller shutter'.

EPC Rating C

VAT

VAT is applicable (TOGC available)



Joint Auctioneers



LOT 77

**The Vaults, Manor Road, Chatham,
Kent ME4 6HW***Guide Price
£50,000-£110,000**A Collection of Three Vacant Domed Vaults and Tunnels
Measuring Approximately 403 sq m (4,337 sq ft) Previously let
for £25,000 Per Annum.****Tenure**

Freehold

Description

The lot comprises a collection of three domed vaults and tunnels measuring approximately 403 sq m (4,337 sq ft). Reputedly from the Napoleonic times and believed to have been munitions stores the rooms and tunnels have until recently, been tenanted and used for many years as a motorbike and car repair business. The access road known as Manor Mews (from Manor Road) is also included in the sale. The layout consists of three main domed rooms, each of which have entrance doors to the front and are connected at the rear through underground tunnels.

Location

The vaults are 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 Chatham rail station.

Accommodation**Ground Floor**

Three Domed Vaults and Tunnels
Measuring Approximately 403 sq m (4,337 sq ft)

Note

The vendor advises that the vaults were previously let for £25,000 per annum.



LOT 78

**20-26 Hill Street, Wisbech,
Cambridgeshire PE13 1BA***Guide Price
£120,000-£160,000**A Parade of Three Vacant Terraced Buildings Each Comprising
of a Ground Floor Retail Unit with First and Second Floor
Ancillary Space. Offered With Planning Permission to Convert
the Upper Floors into Flats****Tenure**

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Wisbech Park are within easy reach. Transport links are provided by March rail station and the A1101.

Planning

Fenland District Council granted the following planning permission (ref: F/YR25/0803/F) on 27th October 2025: 'Alterations to existing building to form 2 x retail units at ground floor level, with 2 x dwellings above (1 x flat and 1 x maisonette)'.

EPC Rating D**Description**

The property comprises a parade of three vacant terraced buildings each comprising of a ground floor retail unit with first and second floor ancillary space.

Accommodation**Ground Floor**

Retail Units
G.I.A Approximately 113 sq m (1,216 sq ft)

First Floor

Ancillary Space
G.I.A Approximately 113 sq m (1,216 sq ft)

Second Floor

Ancillary Space
G.I.A Approximately 104 sq m (1,120 sq ft)



LOT 79

Sandly Court, 39 Queens Road, Southport,
Merseyside PR9 9EX

*Guide Price
£320,000+



A Vacant Twenty Three Bedroom Semi Detached Former Care Home. Potential for Conversion or Redevelopment (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

The property comprises a twenty three bedroom semi detached care home arranged over lower ground, ground and two upper floors.

EPC Rating C

Accommodation

Lower Ground Floor

Four Bedrooms (Two with En-Suite)
Office
Bathroom

Ground Floor

Two Reception Rooms
Kitchen
Four Bedrooms (One with En-Suite)
Office
Two WC's

First Floor

Reception Room
Eight Bedrooms (Four with En-Suites)
Two Bathrooms

Second Floor

Seven Bedrooms (One with En-Suite)
Bathroom
WC
Store Room

Exterior

The property benefits from communal gardens and off street parking.

LOT 80

Unit 3, 6A Alma Street, Taunton,
Somerset TA1 3AH*Guide Price
£5,000+**A Vacant Ground Floor Commercial Unit. Potential for Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

The property is situated on a mixed use road in Taunton city centre close to local shops and amenities. Nearby multiples include Primark, Sainsbury's and TK Maxx. The open spaces of Vivary Park are within easy reach. Transport links are provided by Taunton rail station.

Description

The property comprises a ground floor commercial unit. The property requires a program of refurbishment.

Accommodation

Ground Floor
Commercial Unit

G.I.A 22 sq m/ 236 sq ft)

Joint Auctioneers**HAMMERED**

 A large, stylized red house-shaped graphic. Inside the house shape is a photograph of a city skyline at dusk or night, with lights reflecting on the water. Overlaid on the bottom half of the house shape is a white banner with the text "END OF COMMERCIAL LOTS" in bold, dark blue, sans-serif capital letters.
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LOT **80A**

**2 Harold Road, Sutton,
Surrey SM1 4HZ**

*Guide Price
£210,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

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

EPC Rating F



LOT 81

**1 Hunter House, Hunter Road, Guildford,
Surrey GU1 3LQ*****Guide Price
£140,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 1962 (thus approximately **935 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C

LOT 82

**Apartment 43 18 Church Street, Manchester,
Lancashire M4 1PN*****Guide Price
£90,000+****A Vacant Sixth Floor Two Bedroom Flat****Location**

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

Tenure

Leasehold. The property is held on a 125 year lease from 8th September 2006 (thus approximately **105 years unexpired**).

Accommodation

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

Description

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

EPC Rating C

LOT 83

6 Week Completion Available

**Flat 17 Forest Croft, Taymount Rise, Forest Hill,
London SE23 3UN**

*Guide Price
£200,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Share of Freehold. The property is held on a 999 year lease from 25th December 1987 (thus approximately **961 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.

EPC Rating D

Description

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

Accommodation

Ground Floor

Reception Room

Kitchen

Bedroom

Bathroom

Exterior

The property benefits from off street parking. A garage and communal gardens.



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LOT 84

52 Bushey Grove Road, Bushey,
Hertfordshire WD23 2JJ*Guide Price
£825,000+

A Vacant Four Bedroom Detached House Occupying a Large Plot of Approximately 0.95 Acres, Offering Potential for Redevelopment or Further Enhancement (Subject to the Necessary Planning Consents.)

Tenure

Freehold

Location

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

Description

The property comprises a four bedroom detached house arranged over ground and first floors as a rear single storey detached garage situated on a plot of land measuring approximately 0.95 acres.

Exterior

The property benefits from generous off-street parking for multiple vehicles to the front, a detached garage to the side, and a rear garden.

Accommodation

Ground Floor

Three Reception Rooms
Kitchen
Shower room

First Floor

Four Bedrooms
Bathroom

Joint Auctioneers

HAMMERED

LOT 85

Flat 4 Maple Court, 1 Lower Coombe Street, Croydon,
Surrey CR0 1AA

*Guide Price
£150,000+

A First Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £12,000 Per Annum

Tenure

Leasehold. The property is held on a 165 year lease from 1st October 1982 (thus approximately 121 years unexpired).

Location

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1000 per calendar month.

Accommodation

First Floor

Reception Room with Open Plan Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from off street parking.

EPC Rating C



LOT 85A

24 Staplefield Drive, Brighton,
East Sussex BN2 4RL

*Guide Price
£200,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 86

**65 Reeves Road, Derby,
Derbyshire DE23 8JF*****Guide Price
£45,000+****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 Normanton Park are within easy reach. Transport links are provided by Peartree 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**Tenure**

Freehold

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 87

**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 88

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

*Guide Price
£500,000+

A Vacant Tenth Floor Three Bedroom Flat

Location

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

Description

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

EPC Rating B

Tenure

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

Accommodation

Tenth Floor

Reception Room with Open-Plan Kitchen
Three Bedrooms (Two with En-Suites)
Bathroom

Exterior

The property benefits from a private balcony and underground parking.



LOT 88A

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

*Guide Price
£190,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a rear garden.

EPC Rating B



LOT 89

**3 Hadleigh Walk, Beckton,
London E6 5SA*****Guide Price
£120,000+****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 90

**12 Week Completion Available
Land to the East of Arthur Street, Crook,
County Durham DL15 9DU*****Guide Price
£140,000-£180,000****A Substantial Plot of Land Measuring Approximately 0.95 Acres
/ 3,845 sq m (41,387 sq ft). Offered With Planning Permission for
the Erection of Thirteen Residential Dwellings. Works have
Commenced****Tenure**

Freehold

Planning

Durham City Borough Council granted the following planning permissions:
(ref: 3/2005/0702) on 26th September 2005 : 'Residential development to provide 9 no. Houses with integral garages (resubmission)'.
(ref: DM/14/03786/VOC) on 10th February 2015 : 'Variation of condition 2 of planning permission 3/2005/0702 to allow amended site layout'.
(ref: DM/14/03115/FPA) on 16th October 2015 : 'Four dwellings'.
Works have commenced. Please refer to the legal pack for the plans. The seller has advised all 13 houses are private. No social housing. No outstanding CIL or S.106 payments.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Foundry Park are within easy reach. Transport links are provided by Bishop Auckland rail station and Crook bus station.

Description

The lot comprises a plot of land measuring approximately 0.95 Acres / 3,845 sq m (41,387 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land.



LOT 90A

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

*Guide Price
£210,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

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

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

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



LOT 91

31 Deepfield Way, Coulsdon, Surrey CR5 2SZ

*Guide Price
£265,000+

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 92

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

Freehold

Location

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

Planning

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a large rear garden.

Note

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

EPC Rating D

LOT 92A

**7 Victoria Street, Great Yarmouth,
Norfolk NR30 4JE*****Guide Price
£40,000-£80,000****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Through Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a front and rear yard.

EPC Rating G

LOT 93

15 East Park Grove, Leeds,
West Yorkshire LS9 9JZ

*Guide Price
£75,000+

A Vacant Three Bedroom End of Terrace House

Tenure Freehold	Accommodation Lower Ground Cellar
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.	Ground Floor Reception Room Kitchen Bathroom
Description The property comprises a three bedroom end of terrace house arranged over ground and two upper floors.	First Floor Two Bedrooms
	Second Floor Bedroom
	EPC Rating E



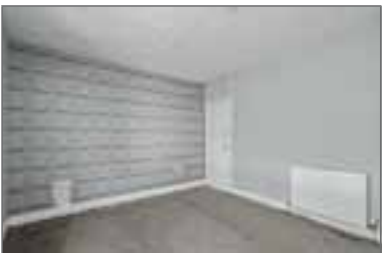
LOT 93A

76 Exmouth Road, Great Yarmouth,
Norfolk NR30 3DP

*Guide Price
£40,000-£70,000

A Vacant Two Bedroom Mid Terrace House

Tenure Freehold	Accommodation Ground Floor Reception Room Kitchen Bathroom
Location The property is situated on a residential road close to local shops and amenities. The open spaces of Great Yarmouth Beach are within easy reach. Transport links are provided by Great Yarmouth rail station.	First Floor Two Bedroom
Description The property comprises a two bedroom mid terrace house arranged over ground and first floors.	Exterior The property benefits from a rear yard.
	EPC Rating C



LOT 94

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

*Guide Price
£225,000+

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 95

Flat 3 Regatta Point, 1 Manilla Street, Canary Wharf, London E14 8JZ

*Guide Price
£275,000+

A First Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £27,600 Per Annum

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.

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedroom
Bathroom

Tenancy

The property is subject to a Periodic Tenancy for a term at a rent of £2,300 per calendar month.

EPC Rating C

On the Instructions of



LOT 95A

56 Pamplins, Basildon,
Essex SS15 5BJ

*Guide Price
£80,000-£120,000

A Vacant First Floor Two Bedroom Flat

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

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

EPC Rating D

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

Accommodation
First Floor
Reception Room/Kitchen
Two Bedrooms
Bathroom



LOT 96

15 Osborne Terrace, Margate,
Kent CT9 1TP

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating C



LOT 97

**104 Graveney Road, Tooting,
London SW17 0EH*****Guide Price
£775,000+****A Four Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £49,200 Per Annum****Tenure**

Freehold

Location

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

Description

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £4,100 per calendar month.

EPC Rating C**Accommodation****Ground Floor**

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

First Floor

Two Bedrooms
Bathroom

Second Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT 98

**196A St. Ann's Hill, Wandsworth,
London SW18 2RT*****Guide Price
£600,000+****A First, Second and Third Floor Four Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £43,200 Per Annum.****Tenure**

Share of Freehold. The property is held on a 125 year lease from 17th February 2017 (thus approximately 115 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of King George's Park are within easy reach. Transport links are provided by Colliers Wood underground station (Northern line) and Wandsworth Town rail station.

Description

The property comprises a first, second and third floor four 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 £3,600 per calendar month.

Accommodation**First Floor**

Reception Room
Kitchen

Second Floor

Two Bedrooms
Bathroom

Third Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.



LOT 99

23 Selkirk Road, Tooting,
London SW17 0ER

*Guide Price
£775,000+

A Four/Five Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £49,800 Per Annum

Tenure

Freehold

Location

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

Description

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £4,150 per calendar month.

EPC Rating C

Accommodation

Ground Floor

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

First Floor

Four Bedrooms
Bathroom

Second Floor

Bedroom
Bathroom

Exterior

The property benefits from a rear yard and an outdoor kitchen.



LOT 100

36 Hobart Road, Weston-super-Mare,
Avon BS23 4QN

*Guide Price
£70,000-£115,000

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 Jubilee Park are within easy reach. Transport links are provided by Weston-super-Mare rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment. We believe the property to be of non-standard construction.

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 101

**49 Exmouth Road, Great Yarmouth,
Norfolk NR30 3DP**

*Guide Price

£30,000-£55,000**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 Britannia Pier are within easy reach. Transport links are provided by Great Yarmouth rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms (One with En-Suite)

EPC Rating E

LOT 102

**3 Dane Court, College Road, St Albans,
Hertfordshire AL1 5NX**

*Guide Price

£110,000+**A Vacant First Floor Studio Flat****Location**

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

Description

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

EPC Rating D**Tenure**

Leasehold. The property is held on a 125 year lease from 24th March 2016 (thus approximately **114 years unexpired**).

Accommodation**First Floor**

Studio Room
Bathroom

Exterior

The property benefits from communal gardens and allocated parking.



LOT 103

71 Fakes Road, Hemsby, Great Yarmouth, Norfolk NR29 4JL

*Guide Price
£160,000+

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 Newport Beach are within easy reach. Transport links are provided by Great Yarmouth rail station.

Description
The property comprises a three bedroom detached bungalow.

Accommodation
Ground Floor
Reception Room with Open-Plan Kitchen
Three Bedrooms
Bathroom

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

EPC Rating E



LOT 104

By Order of the Executors Flat 41 Latchingdon Court, 26 Forest Road, Walthamstow, London E17 6JT

*Guide Price
£180,000+

A Vacant Ground Floor One Bedroom Flat

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Walthamstow Reservoirs are within easy reach. Transport links are provided by Blackhorse Road underground station (Victoria line) and Tottenham Hale 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.

Note
We are advised by the Vendor that the freeholder has agreed to a lease extension at a premium of £12,700. Please refer to the legal pack for a copy of this correspondence.

EPC Rating D

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from off street parking.



LOT 105

5 Garfield Street, Northampton, Northamptonshire NN2 6NW

*Guide Price
£95,000-£145,000

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms

Second Floor
Loft Room

Exterior
The property benefits from a rear yard.

EPC Rating D



LOT 105A

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

*Guide Price
£100,000+

A Vacant One Bedroom Semi Detached Bungalow Situated on a Plot of Land Measuring Approximately 0.09 Acres / 352 sq m (3,786 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

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

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

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

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



LOT 106

29 The Crescent, Eastbourne,
East Sussex BN20 8PX

*Guide Price
£200,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

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



LOT 107

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

*Guide Price
£60,000-£80,000

**A Second Floor Studio Flat Subject to a Periodic Tenancy
Producing £14,400 Per Annum**

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

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

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

Accommodation
Second Floor
Studio Room
Bathroom

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



LOT 108

21 Greenfield Road, Pulloxhill, Bedford,
Bedfordshire MK45 5EZ*Guide Price
£200,000+**A Vacant Four Bedroom Detached House****Tenure**

Freehold

Location

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

Description

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

EPC Rating E

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom

First Floor

Four Bedrooms

Exterior

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

Joint Auctioneers**HAMMERED**

LOT 109

Land to the rear of 21 Greenfield Road, Pulloxhill,
Bedford, Bedfordshire MK45 5EZ*Guide Price
£50,000+

**A Plot of Land Measuring Approximately 283 sq m (3,046 sq ft).
A Pre Application has been Submitted for the Erection of a Four
Bedroom Detached House**

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 283 sq m (3,046 sq ft).

Planning

A Pre Application has been submitted to Central Bedfordshire Council for the erection of a four bedroom house.

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

110

Flat 1019 Churchill Place, Churchill Way, Basingstoke,
Hampshire RG21 7ES

*Guide Price

£40,000-£80,000

A Vacant Tenth Floor One Bedroom Flat

Tenure Leasehold. The property is held on a 150 year lease from 1st January 2019 (thus approximately 142 years unexpired).	Description The property comprises a tenth floor one bedroom flat situated within a purpose built block arranged over ground and twenty three upper floors.
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.	Accommodation Tenth Floor Reception Room with Open-Plan Kitchen Bedroom Bathroom
	EPC Rating D



LOT

110A

Land at 84E Kirkwood Road, Southwark,
London SE15 3XX

*Guide Price

£600,000+

A Plot of Land Measuring Approximately 175 sq m (1,884 sq ft).
Offered With Planning Permission for the Erection of a Three Storey Building to Provide Six Flats

Tenure Freehold	Description The lot comprises a plot of land measuring approximately 175 sq m (1,884 sq ft).
Location The land is situated on a residential road close to local shops and amenities. The open spaces of Peckham Rye Park are within easy reach. Transport links are provided by Queens Road Peckham overground station and Nunhead 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.
Planning Southwark Borough Council granted the following planning permission (ref: 22/AP/2898) on 19th December 2024 : 'Construction of a three storey building containing 6 residential flats (1 x studio, 3 x 1 bedroom and 2 x 2 bedroom), including cycle storage, refuse storage and rooftop communal amenity space'.	



LOT 111

**29A High Street, March,
Cambridgeshire PE15 0XA*****Guide Price
£95,000+****A Vacant One Bedroom End of Terrace Bungalow****Tenure**

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Benwick Play Park are within easy reach. Transport links are provided by March rail station and the A141.

Description

The property comprises a one bedroom end of terrace bungalow arranged over the ground floor.

Accommodation**Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom
G.I.A Approximately 42 sq m (452 sq ft)

Exterior

The property benefits from an outbuilding and rear garden.

EPC Rating D

LOT 112

**Flat 105, 2 Moorfields, Liverpool,
Merseyside L2 2BS*****Guide Price
£20,000-£40,000****A First Floor Studio Flat Subject to a Periodic Tenancy
Producing £7,800 Per Annum****Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2014 (thus approximately **987 years unexpired**).

Location

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £650 per calendar month.

Description

The property comprises a first floor studio flat situated within a corner building arranged over ground and four upper floors.

Accommodation**First Floor**

Studio Room
Bathroom

EPC Rating C

LOT 113

Flat 110, 2 Moorfields, Liverpool, Merseyside L2 2BS

*Guide Price
£20,000-£40,000

A Vacant First Floor Studio Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2014 (thus approximately **987 years unexpired**).

Accommodation

First Floor
Studio Room
Bathroom

EPC Rating C



LOT 114

4 Dingwall Road, Carshalton, Surrey SM5 4LY

*Guide Price
£350,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Description

The property comprises a 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 115

**Residential Flat 9A Battle Hill, Hexham,
Northumberland NE46 1BA**

*Guide Price

£20,000-£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 115A

**27A West Road, Shoeburyness, Southend-on-Sea,
Essex SS3 9DR**

*Guide Price

£100,000+**A First Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £15,000 Per Annum****Location**

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

Description

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

EPC Rating C**Tenure**

Leasehold. The property is held on a 99 year lease from 1st July 2000 (thus approximately **73 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy

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



LOT 116

20 La Belle Alliance Square, Ramsgate,
Kent CT11 8HZ

*Guide Price
£150,000+

A Vacant Five Room Detached House

Tenure Freehold	Accommodation Lower Ground Floor Reception Room Kitchen
Location The property is situated on a residential road close to local shops and amenities. The open spaces of Ramsgate Beach are within easy reach. Transport links are provided by Ramsgate rail station.	Ground Floor Two Bedrooms
Description The property comprises a five room detached house arranged over lower ground, ground and two upper floors.	First Floor Bedroom Bathroom
EPC Rating D	Second Floor Bedroom
	Exterior The property benefits from a rear courtyard.



LOT 117

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

*Guide Price
£145,000+

A Ground Floor Studio Flat Subject to a 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.	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
Tenancy The property is subject to a Tenancy, whose original term was for 12 months commencing on 30th October 2024, at a rent of £1,350 per calendar month.	
EPC Rating C	



LOT 118

Flat 7, 2A Agar Grove, Camden,
London NW1 9TD*Guide Price
£100,000+**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 119

Flat 29 The Old School Rooms, Great Moor Street, Bolton,
Lancashire BL1 1NR*Guide Price
£20,000-£30,000**A Vacant Second Floor One Bedroom Split Level Flat in a Grade II listed building****Tenure**

Leasehold. The property is held on a 99 year lease from 27th June 2002 (thus approximately **74 years unexpired**).

Location

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

EPC Rating E

Description

The property comprises a second floor one bedroom split level flat situated within a Grade II listed building arranged over ground and two upper floors.

Accommodation

Second Floor
Reception Room
Kitchen
Bathroom
Second Floor Mezzanine
Bedroom



LOT 120

Flat 23 2 Manilla Street, Canary Wharf, London E14 8GB

*Guide Price
£350,000+

A Sixth Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 24th June 2003 (thus approximately **976 years unexpired**).

Location

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

Description

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

Accommodation

Sixth Floor

Reception room
Kitchen
Bedroom
Bathroom
G.I.A Approx 779 sq ft

Exterior

The property benefits from a private balcony and secure parking for two cars.

EPC Rating C

On the Instructions of



LOT 120A

21 Preston Lane, Lyneham, Chippenham, Wiltshire SN15 4AR

*Guide Price
£150,000+

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

Tenure

Freehold

Location

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

Description

The property comprises a two bedroom semi detached house arranged over ground and first floors. The property benefits from a large rear garden and there is potential for development or extension (Subject to obtaining all relevant consents). We understand the property is of non-standard construction and requires a program of refurbishment.

Accommodation

Ground Floor

Kitchen
Reception Room

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a large rear garden.

EPC Rating D



LOT 121

103 Buckingham Road, Edgware, Middlesex HA8 6NN

*Guide Price
£185,000+

A Second Floor Two Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 18th April 1988 (thus approximately **86 years unexpired**).

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Utility
Bathroom

On the Instructions of



LOT 122

73 Hampton Road, Teddington, Middlesex TW11 0LA

*Guide Price
£300,000+

A Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 1st January 2001 (thus approximately **73 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bushy Park are within easy reach. Transport links are provided by Fulwell 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
Two Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from communal gardens.

EPC Rating E



LOT 122A

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

*Guide Price
£20,000-£45,000

**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 123

98 Victoria Road North, Southsea,
Hampshire PO5 1QE

*Guide Price
£220,000+

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 124

**39 Kiln Shaw, Langdon Hills, Basildon,
Essex SS16 6LE*****Guide Price
£100,000+****A First Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £17,232 Per Annum****Tenure**

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

Location

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

Tenancy

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

Note

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D

LOT 124A

**7 Mount Pleasant Road, Hastings,
East Sussex TN34 3SB*****Guide Price
£120,000+****A Three Bedroom Mid Terrace House Subject to a Periodic
Tenancy Producing £12,000 Per Annum****Tenure**

Freehold

Location

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

Description

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,000 per calendar month.

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom
Separate WC

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.

EPC Rating D

LOT

125

7 Colne Court, East Tilbury, Tilbury,
Essex RM18 8RE

*Guide Price

£50,000-£100,000

A First Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £9,600 Per Annum

Tenure Leasehold. The property is held on a 99 year lease from 24th December 1975 (thus approximately 48 years unexpired).	Accommodation First Floor Reception Room Kitchen Two Bedrooms Bathroom
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.	Exterior The property benefits from allocated parking.
Description The property comprises a first floor two bedroom flat situated within a purpose built block arranged over ground and two upper floors.	Tenancy The property is subject to a Periodic Tenancy at a rent of £9,600 per annum.
	EPC Rating C



LOT

125A

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

*Guide Price

£30,000-£40,000

A Vacant Four Bedroom Mid Terrace House

Tenure Freehold	Accommodation Ground Floor Reception Room Kitchen
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.	First Floor Four Bedrooms Bathroom
Description The property comprises a four bedroom mid terrace house arranged over ground and first floors.	Note The property has not been inspected by Auction House London. All information has been supplied by the vendor.



LOT 126

**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 127

**Garage at 1 The Chestnuts, Gwydor Road, Beckenham,
Kent BR3 4DU*****Guide Price
£10,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1960 (thus approximately **33 years unexpired**).

Location

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

Description

The property comprises a single storey lock up garage



LOT 128

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

*Guide Price
£50,000+

**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 Folkstone Central rail station.

EPC Rating E

Description

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

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 129

**Flat 26 Lutyens Lodge, 523 Uxbridge Road, Pinner,
Middlesex HA5 4JX**

*Guide Price
£85,000+

A Second Floor One Bedroom Retirement Flat

Tenure

Leasehold. The property is held on a 100 year lease from 1st January 1988 (thus approximately **60 years unexpired**).

Description

The property comprises a second floor one bedroom retirement flat situated within a purpose built building arranged over ground and three upper floors. The building benefits from a lift.

Note

To be eligible to purchase the leasehold interest, you must be aged 60 or over. Please refer to the legal pack for more information on eligibility

Accommodation

Second Floor

Reception Room
Kitchen
Bedroom
Shower Room

Exterior

The property benefits from communal gardens and underground parking.

On the Instructions of



LOT 130

**Flat 916 The Blenheim Centre, Prince Regent Road,
Hounslow, Middlesex TW3 1NN*****Guide Price
£185,000+****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 130A

**16 St. James Court, St. James's Road, Croydon,
Surrey CR0 2SE*****Guide Price
£90,000+****A Third Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £15,600 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1934 (thus approximately **7 years unexpired**).

Location

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

Tenancy

The property is subject to a Periodic Tenancy for a term of six months commencing 28th August 2024 at a rent of £1,300 per calendar month.

Note

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

Description

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

Accommodation

Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from communal gardens.

EPC Rating E

LOT 131

Flat 27 Magnum House, 170 London Road, Kingston upon Thames, Surrey KT2 6QW

*Guide Price
£130,000+

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

Description

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

Tenure

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

Accommodation

Second Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a balcony.

On the Instructions of



LOT 132

Flat 2 69 Johnson Street, Shadwell, London E1 0AQ

*Guide Price
£275,000+

A Ground Floor Three Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of King Edward Memorial Park are within easy reach. Transport links are provided by Aldgate East underground station (Circle line) and Shadwell overground station.

Description

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

EPC Rating C

Tenure

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Three Bedrooms
Two Bathrooms

Exterior

The property benefits from a shared garden.

On the Instructions of



LOT 133

16 Soho Street, Shildon,
County Durham DL4 1PG*Guide Price
£20,000+**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 Hackworth Park are within easy reach. Transport links are provided by Shildon rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating F

LOT 134

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-£370,000**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

107

135

26 Priory Heights, Church Street, Dunstable,
Bedfordshire LU5 4RQ

*Guide Price
£60,000+

A Vacant Fourth Floor Two Bedroom Flat

Location

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

Description

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

Tenure

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

Accommodation

Fourth Floor

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

EPC Rating C



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LOT

136

By Order of the Executors
25 Peartree Road, Luton,
Bedfordshire LU2 8AZ

*Guide Price
£195,000+

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

Description
The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.
- Accommodation**
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear garden.



LOT **137**

By Order of the Executors
**57 Sydenham Park Road, Sydenham,
 London SE26 4DL**

*Guide Price
£700,000+

A Substantial Vacant Five Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Through Reception Room
 Kitchen/Diner
 WC

First Floor

Five Bedrooms
 Bathroom
 Separate WC

Exterior

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

LOT **138**

By Order of the Executors
**63 Armoury Road, Lewisham,
 London SE8 4LB**

*Guide Price
£180,000+

A Vacant Ground Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1992 (thus approximately **91 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from off-street parking.



LOT **139** | By Order of the Executors
**38 Lynton Avenue, Hull,
North Humberside HU5 3TH**

*Guide Price
£100,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Three Bedrooms
Shower Room

Exterior

The property benefits from both front and rear gardens.



LOT **140** | By Order of the Executors
**32 Balfour, Tamworth,
Staffordshire B79 7BH**

*Guide Price
£90,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 141

By Order of the Executors
**308 St. Pauls Road, Smethwick,
 West Midlands B66 1HF**

*Guide Price
£195,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
 Kitchen

First Floor

Three Bedrooms
 Bathroom

Exterior

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



LOT 142

By Order of the Executors
**The Bays, Reepham Road, Briston, Melton Constable,
 Norfolk NR24 2LJ**

*Guide Price
£115,000+

A Vacant Two Bedroom Semi Detached House

Tenure

Freehold

Location

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

First Floor

Two Bedrooms
 WC

Exterior

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



LOT 143

By Order of the Executors
43 Goodwood Road, Southsea,
Hampshire PO5 1NN

*Guide Price
£130,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from a rear garden.



LOT 144

By Order of the Executors
17 Regent Road, Gillingham,
Kent ME7 5JE

*Guide Price
£175,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Utility Room

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 145

By Order of the Executors

**Flat 2 35 Prince of Wales Road, Cromer,
Norfolk NR27 9HS***Guide Price
£60,000+**A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 1st September 1987 (thus approximately **60 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC



LOT 146

By Order of the Executors

**57A Station Street, Ashbourne,
Derbyshire DE6 1DE***Guide Price
£75,000+**A Vacant First and Second Floor Four Bedroom Split Level
Maisonette****Tenure**

Flying Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Ashbourne Park are within easy reach. Transport links are provided by the A52.

Description

The property comprises a first and second floor four bedroom split level maisonette situated within an end of terrace building arranged over ground and two upper floors. The property requires a program of refurbishment.

Accommodation**First Floor**

Two Reception Rooms
Kitchen

Second Floor

Four Bedrooms
Two Bathrooms

EPC Rating G

LOT 147

By Order of the Executors
70 Scholes Lane, Prestwich, Manchester,
Lancashire M25 0AQ

*Guide Price
£240,000+

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 Heaton Park are within easy reach. Transport links are provided by Clifton 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 and off-street parking.



LOT 148

By Order of the Executors
2 Elizabeth Terrace, Maryport,
Cumbria CA15 7BB

*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 Maryport Marina are within easy reach. Transport links are provided by Maryport rail station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.



LOT **149**

By Order of the Executors
**20 Darrel Drive, Liverpool,
 Merseyside L7 4LW**

*Guide Price
£25,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 120 year lease from 1st October 1983 (thus approximately **77 years unexpired**).

Location

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

Description

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

Accommodation

First Floor

Reception Room
 Kitchen
 Utility Room
 Bedroom
 Bathroom

Note

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

LOT **150**

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

*Guide Price
£70,000+

A Vacant Two Bedroom Mid Terrace House

Location

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

Description

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

Tenure

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

Accommodation

Ground Floor

Reception Room
 Kitchen

First Floor

Two Bedrooms
 Bathroom

Exterior

The property benefits from a rear yard.



LOT **151** | **By Order of the Executors**
12 Ribble Road, Blackpool,
Lancashire FY1 4AB

*Guide Price
£35,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from a rear garden.



LOT **152** | **Flat 2, 201 Waldegrave Road, Teddington,**
Richmond upon Thames TW11 8LX

*Guide Price
£95,000+

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 153

2102 Kew Eye Apartments, Ealing Road, Brentford, Middlesex TW8 0GA***Guide Price
£410,000+****A Twenty First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 158 year lease from 29th June 2007 (thus approximately **138 years unexpired**).

Location

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

EPC Rating B

Description

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

Accommodation**Twenty First Floor**

Two Reception Rooms

Kitchen

Two Bedrooms (one with an en-suite)

Bathroom

On the Instructions of



LOT 153A

Flat 25 Sheldon Court, Lansdowne Green, Stockwell, London SW8 2BE***Guide Price
£230,000+****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 Vauxhall Park are within easy reach. Transport links are provided by Nine Elms underground station (northern line).

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 25th February 2002 (thus approximately **100 years unexpired**).

Accommodation**First Floor**

Reception Room

Kitchen

Two Bedrooms

Bathroom

On the Instructions of



LOT 154

Flat 40 Weston Court, 4 Brindley Place, Uxbridge,
Middlesex UB8 2UF

*Guide Price
£280,000+

A Fourth Floor Three Bedroom Flat

Tenure
Leasehold. The property is held on a 150 year lease from 1st January 2018 (thus approximately **141 years unexpired**).

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.

EPC Rating B

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

Accommodation
Fourth Floor
Reception Room
Kitchen
Three Bedrooms (one with an en-suite)
Bathroom

On the Instructions of



LOT 155

Flat 2 69 Cowley Road, Brixton,
London SW9 6BY

*Guide Price
£310,000+

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 155A | 379 The Water Gardens, Paddington, London W2 2DL

*Guide Price
£350,000+

A Vacant Seventh Floor Two Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 156 year lease from 4th February 2019 (thus approximately **148 years unexpired**).

Accommodation

Seventh Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

EPC Rating C

On the Instructions of



LOT 156 | 19A East Dulwich Grove, Southwark, London SE22 8PW

*Guide Price
£300,000+

A Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2016 (thus approximately **114 years unexpired**).

Location

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

EPC Rating C

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 157

Flat D 49 High Street, Penge,
London SE20 7HW

*Guide Price
£90,000+

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 158

Flat 43 Ferrydale Lodge, 48 Church Road, Hendon,
London NW4 4EW

*Guide Price
£170,000+

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 to purchase the leasehold interest, you must be **aged 60 or over**. Please refer to the legal pack for more information on eligibility



LOT 159

**Apartment 19 Mandale House, 30 Bailey Street, Sheffield,
South Yorkshire S1 4AB*****Guide Price
£20,000+****A Ground Floor Studio Flat. Offered with Vacant Possession****Tenure**

Leasehold. The property is held on a 125 year lease from 23rd October 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 South Street Park are within easy reach. Transport links are provided by City Hall Tram Stop and the M1.

Description

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

Accommodation**Ground Floor**

Studio Room
Bathroom

Exterior

The property benefits from communal patio area.

EPC Rating C

LOT 159A

**34 Whaddon Road, Cheltenham,
Gloucestershire GL52 5NA*****Guide Price
£135,000+****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 Whaddon Recreation Ground are within easy reach. Transport links are provided by Cheltenham Spa rail station.

Description

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

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

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



LOT 160 | **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 160A | **18 Farringford Court 1 Avenue Road, Lymington, Hampshire S041 9PA**

*Guide Price
£1,000-£5,000

A Vacant First Floor Two Bedroom Retirement Flat

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

Description
The property comprises a first floor two bedroom retirement flat situated within a purpose built block arranged over ground and two upper floors. The Development benefits from a waitress service restaurant and 24 hour duty manager. There is a homeowners lounge, function room, library, laundry room, mobility scooter store, guest suite and two lifts to each floor.

Note
To be eligible as a resident you must be aged 70 or over. Please refer to the legal pack for more information on eligibility

Tenure
Leasehold. The property is held on a 125 year lease from 1st June 2010 (thus approximately **108 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
WC

Exterior
The property benefits from communal gardens.

EPC Rating B



LOT 160B | 94 Great Meadow, Chorley, Lancashire PR7 1TB

*Guide Price
£90,000+

A Vacant Three Bedroom End of Terrace House

Tenure
Freehold

Location

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

Description

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

Exterior

The property benefits from a rear courtyard garden.

EPC Rating D



LOT 161 | 164 Ormskirk Road, Wigan, Lancashire WN5 9ED

*Guide Price
£45,000+

A Vacant Three Bedroom End of Terrace House

Location

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

Description

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

Tenure
Freehold

Accommodation
Ground Floor
Through Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

EPC Rating E



LOT **162** | **44 Tooley Street, Gainsborough,
Lincolnshire DN21 2AN**

*Guide Price
£35,000+

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 **162A** | **11A Windmill Road, Croydon,
Surrey CR0 2XR**

*Guide Price
£140,000-£180,000

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 189 year lease from 25th March 1987 (thus approximately **149 years unexpired**).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private rear garden.

EPC Rating D



LOT 163

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

*Guide Price
£50,000+

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 164

**2 Broad Street, St. Columb,
 Cornwall TR9 6AS**

*Guide Price
£15,000+

A Vacant First Floor Two Bedroom Flat (169 sq m/1,814 sq ft) in a Grade II Listed Building

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of West Park are within easy reach. Transport links are provided by St Columb Road rail station and the A39.

Description

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

Tenure

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

Accommodation

First Floor
 Kitchen/Diner
 Two Bedrooms
 Bathroom

G.I.A. 169 sq m (1814 sq ft)

Joint Auctioneers

HAMMERED



LOT 165

12A Homebank House, 1 Bidston Road, Prenton,
Merseyside CH43 2GB

*Guide Price
£25,000+

**A Ground Floor One Bedroom Flat Subject to a Periodic Tenancy
Producing £8,760 Per Annum**

Tenure

Leasehold. The property is held on a 99 year lease from 1st September 1984 (thus approximately 57 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from communal gardens.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £730 per calendar month.

EPC Rating C



LOT 165A

Land to the rear of 141 Parsonage Road, Rainham,
Essex RM13 9LB

*Guide Price
£35,000+

**A Vacant Single Storey Lock Up Garage Situated on a Plot of
Land Measuring Approximately 113 sq m (1,214 sq ft). Potential
for Development (Subject to Obtaining all Relevant Consents)**

Tenure

Freehold

Description

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 113 sq m (1,214 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

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

Note

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



LOT 166

**Apartment 006 New Bank House, 100 Queen Street,
Sheffield, South Yorkshire S1 2FA*****Guide Price
£15,000-£35,000****A Ground Floor One Bedroom Flat Subject to a Periodic Tenancy
Producing £8,372 Per Annum****Tenure**

Leasehold. The property is held on a 250 year lease from 14th January 2015 (thus approximately **238 years unexpired**).

Location

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

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 1st October 2025 at a rent of £8,372 per annum.

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating E

LOT 166A

**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 167

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 167A

Land at Bylands Barn Maris Meadow, Redbourn, St.
Albans, Hertfordshire AL3 7FB

*Guide Price
£75,000+

A Plot of Land Measuring Approximately 553 sq m (5,952 sq ft).
Potential for Development (Subject to Obtaining all Relevant
Consents)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 552 sq m (5,952 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 168

Flat A9-D Leighton Hall, Leighton Street, Preston,
Lancashire PR1 8RH*Guide Price
£5,000-£10,000**A Fourth Floor Student Accommodation Studio Flat Subject to a Periodic Tenancy Producing £4,141.65 Per Annum****Location**

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

Description

The property comprises a fourth floor studio flat situated within a purpose built building arranged over ground and four upper floors in UCLAN's Adelphi roundabout student village.

Tenancy

The property is subject to a Periodic Tenancy at a rent of ££4,141.65 per annum.

Tenure

Leasehold. The property is held on a 140 year lease from October 2015 (thus approximately **130 years unexpired**).

Accommodation

Fourth Floor
Studio Room
Shower Room

Exterior

The property benefits from access to communal facilities including kitchen, various breakout areas and a games room.



LOT 169

4 Highfield Road, Newbold,
Derbyshire S41 7EY*Guide Price
£25,000+**A Plot of Land Measuring Approximately 350 sq m (3,767 sq ft). Offered With Planning Permission for the Erection of a Four Bedroom Detached House****Tenure**

Freehold

Location

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

Planning

Chesterfield Borough Council granted the following planning permission (ref: CHE/25/00103/FUL) on 6th March 2025 : 'Erection of a 4-bedroom detached self-build dwelling'.

Description

The lot comprises a plot of land measuring approximately 350 sq m (3,767 sq ft).

Note

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



LOT 170

Plot 2 Abbey Street, Ickleton, Saffron Walden,
Essex CB10 1SS

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 129 sq m (1388 sq ft)

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Wellcome Trust Wetlands Nature Reserve are within easy reach. Transport links are provided by Great Chesterford rail station.

Description
The lot comprises a plot of land measuring approximately 129 sq m (1388 sq ft). Plans have been drawn up for the erection of a detached dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Tenure
Freehold

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

Joint Auctioneers

HAMMERED



LOT 171

Plot 8 Boreham Place, New England, Halstead,
Essex C09 4BD

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 255 sq m (2,745 sq ft)

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Moyns Park are within easy reach. Transport links are provided by Sudbury rail station and the A1017.

Description
The lot comprises a plot of land measuring approximately 255 sq m (2,745 sq ft). Plans have been drawn up for the erection of a pair of three bedroom houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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.

Joint Auctioneers

HAMMERED



LOT 172

**Plot 4 Station Road, Shirehampton, Bristol,
Avon BS11 9XA*****Guide Price
£5,000+****A Plot of Land Measuring Approximately 2,299 sq m (24,746 sq ft)****Location**

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

Description

The lot comprises a plot of land measuring approximately 2,299 sq m (24,746 sq ft). Plans have been drawn up for the erection of a five bedroom dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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.

Joint Auctioneers**HAMMERED**

LOT 173

**Compound 1, Par Moor Road, Par,
Cornwall PL24 2SQ*****Guide Price
£3,000+****A Plot of Land Measuring Approximately 278 sq m (2992 sq ft)****Tenure**

Freehold

Location

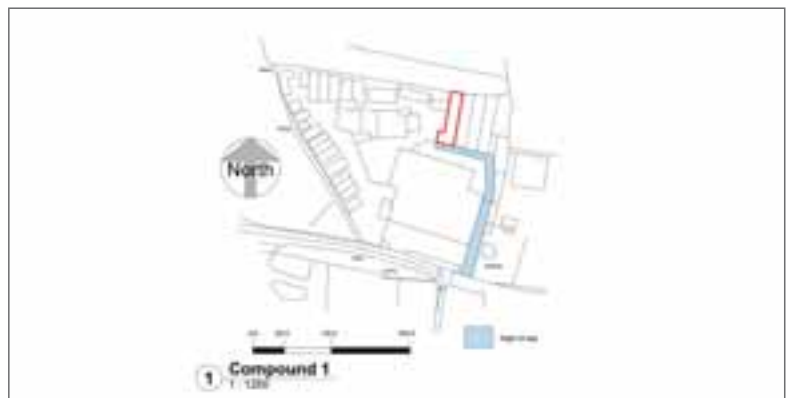
The land is situated on a residential road close to local shops and amenities. The open spaces of Spit Beach Par are within easy reach. Transport links are provided by Par rail station.

Description

The lot comprises a plot of land measuring approximately 278 sq m (2992 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 174

Garage and Land to the Rear of 16 Stanley Park Drive, Wembley, Middlesex HA0 1SG

*Guide Price
£5,000+

A Vacant Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 54 sq m (581 sq ft)

Tenure

Freehold

Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of Mount Pleasant Open Space are within easy reach. Transport links are provided by Stonebridge Park underground station (Bakerloo line) and overground station.

Description

The property comprises a single storey lock up garage situated on a plot of land measuring approximately 54 sq m (581 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.

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



LOT 175

Parking Space at 99 Mile End Road, Tower Hamlets, London E1 4UH

*Guide Price
£5,000-£15,000

A Vacant Single Parking Space Situated Within a Securely Gated Location

Tenure

Leasehold. The property is held on a 176 year lease from 8th February 1994 (thus approximately **143 years unexpired**) at a peppercorn ground rent.

Location

The parking space is situated on a residential road close to local shops and amenities. The open spaces of Mile End Park are within easy reach. Transport links are provided by Whitechapel underground (Circle and Elizabeth lines) and overground stations.

Description

The property comprises a vacant parking space, situated within within a securely gated location.



LOT 175A

Land Adjacent to 8 Rushmead, Richmond, Surrey TW10 7NW

*Guide Price
£10,000-£20,000

A Plot of Land Measuring Approximately 147 sq m (1,580 sq ft)

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 147 sq m (1,580 sq ft). Plans have been drawn up for the erection of three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

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

Note

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



LOT 176

Garage at Seddon Court, Hepplewhite Close, Crawley, West Sussex RH11 9LF

*Guide Price
£5,000-£10,000

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

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

Description

The property comprises a single storey lock up garage



LOT 177

Land at Gainsborough Way, Freshbrook, Swindon, Wiltshire SN5 8PD

*Guide Price
£10,000-£20,000

Land and Roadways Measuring Approximately 7.8 Acres / 31,566 sq m (339,768 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 Bloomsbury Park are within easy reach. Transport links are provided by Swindon rail station and the M4.

Description

The lot comprises land and roadways measuring approximately 7.8 Acres / 31,566 sq m (339,768 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 178

Land to the Rear of 2 School Road, Silver End, Witham, Essex CM8 3RZ

*Guide Price
£1,000-£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 179

**Land at Green Lane, Warlingham,
Surrey CR6 9EE**

*Guide Price
£15,000-£30,000
**A Plot of Land with an Existing Structure Situated on the Site
Measuring Approximately 533 sq m (5,737 sq ft)**
Tenure

Freehold

Location

The land is situated close to local shops and amenities. The open spaces of Warlingham School Common are within easy reach. Transport links are provided by Upper Warlingham rail station.

Description

The lot comprises a plot of land with an existing structure measuring approximately 533 sq m (5,737 sq ft).

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 180

**Land Adjacent to 24 Tilmore Road, Petersfield,
Hampshire GU32 2HH**

*Guide Price
£15,000+
A Plot of Land Measuring Approximately 258 sq m (2,777 sq ft)
Location

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

Description

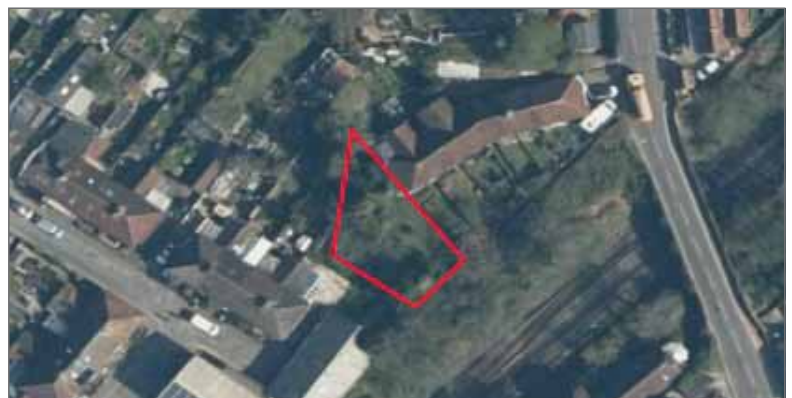
The lot comprises a plot of land measuring approximately 258 sq m (2,777 sq ft). Plans have been drawn up for the erection of dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Tenure

Freehold

Note

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



LOT 181 | Garages G173-G181 at Sutcliffe Square, Andover, Hampshire SP10 5DY

*Guide Price
£10,000+

Nine Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 2,476 sq ft. Three Garages are Let Producing £2,340 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 Pilgrims Playground are within easy reach. Transport links are provided by Andover rail station.

Description

The property comprises a nine single storey lock up garages situated on a plot of land measuring approximately 2,476 sq ft.

Tenancy

Three of the nine garages are let for £65 per calendar month.



LOT 182 | Land to the Rear of 103 Church Street, Broadstairs, Kent CT10 2TX

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 376 sq m (4,042 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 376 sq m (4,042 sq ft).

Note

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



LOT 183

Land Adjacent to 49 Lavender Avenue, Pilgrims Hatch, Brentwood, Essex CM15 9PS

*Guide Price

£10,000-£40,000**A Plot of Land Measuring Approximately 200 sq m (2,150 sq ft)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Bishop's Hall Park are within easy reach. Transport links are provided by Shenfield underground station (Elizabeth line).

Description

A parcel of land measuring approximately 200 sq m (2,150 sq ft).

Note

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



LOT 184

Land on the East Side of Great Cambridge Road, Broxbourne, Hertfordshire EN10 6LS

*Guide Price

£25,000-£50,000**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 185

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 186

Land Adjacent to 15 Aldrin Close, Nottingham,
Nottinghamshire NG6 7AJ

*Guide Price
£5,000-£15,000

A Plot of Land Measuring Approximately 435 sq m (4,682 sq ft)

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 435 sq m (4,682 sq ft). Plans have been drawn up for the erection of a four bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

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

Note

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



LOT **187****Garage 31 at Blackabrook Avenue, Princetown, Yelverton,
Devon PL20 6RH*****Guide Price
£1,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

Location

The garage is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A38 to the east.

Description

The property comprises a single storey lock up garage.

LOT **188****By Order of the Mortgagees not in Possession****Flat 8 Fraser House, 190 Cromwell Road, Earls Court,
London SW5 0SL*****Guide Price
Sold Prior****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 189

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

*Guide Price
Sold Prior

A Pair of Vacant Terraced Buildings Arranged to Provide Seventeen Flats

Tenure

Freehold

Description

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

Note

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

Location

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

Accommodation

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



LOT 190

37 Natland Road, Kendal,
Cumbria LA9 7LR

*Guide Price
Sold Prior

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Conservatory
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 191

**88C London Road, Forest Hill,
London SE23 3PE**

*Guide Price

Sold Prior**A First Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £16,800 Per Annum (Notice Has Been Served)****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.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,400 per calendar month (notice has been served and the tenant is vacating on 8th October 2026)

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating E

LOT 192

**58 Vauxhall Grove, Lambeth,
London SW8 1TB**

*Guide Price

Sold Prior**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 193 | 1 Holtspur Parade, Heath Road, Beaconsfield, Buckinghamshire HP9 1DA

*Guide Price
Sold Prior

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 194 | 56 Fenpark Road, Stoke-on-Trent, Staffordshire ST4 3JU

*Guide Price
Sold Prior

A Vacant Four Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Lower Ground Floor
Cellar

Ground Floor
Three Reception Rooms
Kitchen
Bathroom

First Floor
Four Bedrooms

Exterior

The property benefits from a rear garden.



LOT 195

**5 Oak Tree Court, 523 Yeading Lane, Northolt,
Middlesex UB5 6LX***Guide Price
Sold Prior**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 Rectory Fields are within easy reach. Transport links are provided by Northolt underground station (Central line) and South Greenford rail station.

Description

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

Tenure

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

Accommodation

First Floor
Reception Room/Kitchen
Two Bedrooms
Bathroom



LOT 196

**24 Benville Road, Weymouth,
Dorset DT4 0SG***Guide Price
Sold Prior**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 197 | 8 Week Completion Available
**48 Archer Road, South Norwood,
London SE25 4JN**

*Guide Price
Sold Prior

A Vacant Ground Floor Two Bedroom Maisonette

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

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

Exterior
The property benefits from a rear garden.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C



LOT 198 | 20 Rutland House 57-59 South Street, Epsom,
Surrey KT18 7EZ

*Guide Price
Sold Prior

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 **199**

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

***Guide Price
 Sold Prior**



A Vacant First and Second Floor Three Bedrooms Split Level Maisonette. The Property Previously had Planning Permission for it to be Converted into Two Flats (Now Lapsed). Plans have been Updated for an Enhanced Scheme and Resubmitted.

Description

The property comprises a first and second floor three bedroom split level maisonette situated within a mid terrace building arranged over ground and two upper floors. The property requires a program of refurbishment. Further plans have been drawn up to convert the property into a six room HMO under permitted development. 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

Leasehold. The property is held on a 999 year lease from 20/09/1981(954 years unexpired).

Location

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

Planning

Mole Valley Borough Council granted the following planning permission (ref: MO/2007/1206) on 17th September 2007 : 'First floor rear extension to provide 2 No. self contained flats above shop'. Planning has now lapsed and has been resubmitted.

Accommodation

First Floor

Reception Room
 Bedroom
 Kitchen

First Floor

Two Bedrooms
 Bathroom

101

200

211 Ladygate Lane, Ruislip,
Middlesex HA4 7QY

*Guide Price
Sold Prior

A Vacant Three Bedroom Semi Detached 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 as well as Whiteheath Infant School. The open spaces of Ruislip Lido Beach are within easy reach. Transport links are provided by Ruislip underground station (Metropolitan and Piccadilly line) and West Ruislip 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

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating D



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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

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the

A2

A2.1

A2.2

A2.3

A2.4

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A5.5

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.		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.	G6.2	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")
G2	DEPOSIT				
G2.1	The amount of the deposit is the greater of:				
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and	G4.4			
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).	G4.5			
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G4.6			
G2.3	Interest earned on the deposit belongs to the SELLER unless				

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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 – BUYER to pay for ARREARS 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 – BUYER not to pay for 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	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.		II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	G24.2	Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
G21	ENVIRONMENTAL		
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.		
G21.2	The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT	G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.4	Following COMPLETION the BUYER must:
G22	SERVICE CHARGE		
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:		(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
	(a) service charge expenditure attributable to each TENANCY;	G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
	(b) payments on account of service charge received from each tenant;		
	(c) any amounts due from a tenant that have not been received;	G25	WARRANTIES
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
G22.4	In respect of each TENANCY, if the service charge account shows:	G25.2	Where a warranty is assignable the SELLER must:
	(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or		(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
	(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;	G25.3	(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.
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		If a warranty is not assignable the SELLER must after COMPLETION:
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
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:		The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and	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 sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999
G24	TENANCY RENEWALS		No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTs (Rights of Third Parties) Act 1999.
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part		

Applicable for all lots where the Common Auction Conditions apply.

1	The Deposit
1.1	General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
1.2	A5.5a. The Deposit:
	(a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer
	(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
2	Buyer's Administration Charge
2.1	Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,800 (£1,500 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply.
3	Extra Auction Conduct Conditions
3.1	Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

What the new regulations mean for you as a bidder or buyer at the auction:

1. In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
2. 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.
3. 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.
4. 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.
5. Your ID will be kept on file for 5 years and will we will only require updated documents if you change address.
6. 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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