

**Auction
House
LONDON**

TWO DAY AUCTION

7th October & 8th October

**LIVE STREAM AUCTION
REGISTERED BIDDING ONLY**



October 2026

Wednesday 7th October

Commencing at 9.30am

Thursday 8th October

Commencing at 10.00am

**VIA LIVE STREAM
REGISTERED BIDDING ONLY**

**Auction
House
LONDON**

Auction House London

2026 Auction Schedule

Wednesday 28th January

Wednesday 11th February & Thursday 12th February

Wednesday 4th March

Wednesday 18th March & Thursday 19th March

Wednesday 22nd April & Thursday 23rd April

Wednesday 13th May

Wednesday 27th May & Thursday 28th May

Wednesday 10th June

Wednesday 24th June & Thursday 25th June

Wednesday 15th July

Wednesday 29th July & Thursday 30th July

Wednesday 12th August

Wednesday 2nd September & Thursday 3rd September

Wednesday 7th October & Thursday 8th October

Wednesday 11th November & Thursday 12th November

Wednesday 9th December & Thursday 10th December

Auction House London

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

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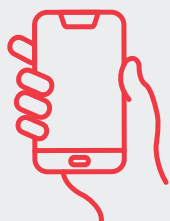
[auctionhouselondon.co.uk](https://www.auctionhouselondon.co.uk)

**# extracting
every last BID**

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THREE WAYS TO BID AT OUR AUCTION



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

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



Internet Bidding

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

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

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

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



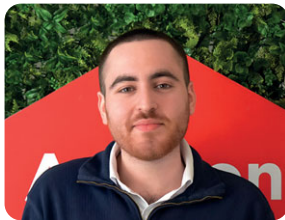
Puja Rawal
Senior Auction Specialist



Joe Labelda
Auction Specialist



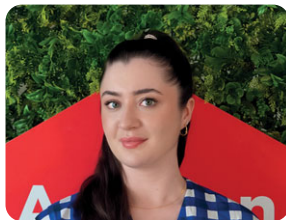
Noah Meranda
Auction Specialist



Zac Morrow
Compliance Manager & Auctioneer



Georgia Head
PA to Andrew Binstock & Head of Timed Auctions



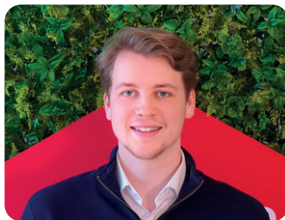
Amber Lloyd-Jones
New Business Development



Ella Goldstein
New Business Development



Olivia Collins
Sales Support Team Leader



Max Smith
Sales Support



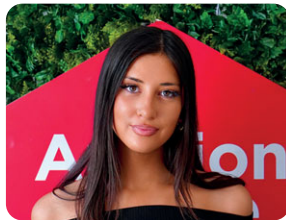
Oliver Smith
Auction Support Executive



Lex Woolf
Sales Support



Amy O'Grady
Compliance Administrator



Bo Nathan
Auction Support Executive



Mia Blakeley
Administrative Assistant

Auction House London, 5 Hampstead Gate, 1a Frognal, Hampstead, London NW3 6AL
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OUR 2026 AUCTION SCHEDULE

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 figures for
September

Lots Offered	Lots Sold	Total Raised
171	123	£23M

Our total figures for 2025 are



2,428

Lots Offered



1,636

Lots Sold



£311 million

Total Raised

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Buying at Auction

**Auction
House
LONDON**

I am interested in a lot...

Want to book a viewing?

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

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

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

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

How do I watch the Auction live?

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



**Auction
House
LONDON**



Lots 1 - 150

Next Page >>>

LOT 1

21 Arngask Road, Hither Green,
London SE6 1XY

*Guide Price
£310,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment. Potential To Extend into the Loft (Subject to Obtaining all Relevant Consents)

Tenure

Virtual Freehold. The property is held on a 999 year lease from 1896 (thus approximately **867 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

Note

The Freehold interest is available for purchase. Please refer to the legal pack for further information and full details.



LOT 2

14 Wyedale, London Colney, St. Albans,
Hertfordshire AL2 1TG

*Guide Price
£120,000+

A Vacant Second Floor Two Bedroom Flat

Location

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

Description

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

Tenure

Leasehold. The property is held on a 189 year lease from 29th September 1979 (thus approximately **142 years unexpired**).

Accommodation

Second Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C



LOT 3

6 Week Completion Available
**172 Havering Road, Romford,
 Essex RM1 4TD**

*Guide Price
£270,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment.

Location

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

Exterior

The property benefits from a front yard and rear garden.



LOT 4

**18 Toronto Avenue, Manor Park,
 London E12 5JF**

*Guide Price
£300,000+

A Vacant Five Room Mid Terrace House

Tenure

Freehold

Location

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

Description

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

**Accommodation
 Ground Floor**

Through Reception Room
 Kitchen
 Bathroom

First Floor

Four Rooms

Exterior

The property benefits from a rear garden.



LOT 5

71 Vivian Avenue, Wembley,
Middlesex HA9 6RH

*Guide Price
£325,000+

A Vacant Three Bedroom Semi Detached House with a Separate Garage. Offering Potential for a Rear Extension and Loft Conversion (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 Sherrins Farm Open Space are within easy reach. Transport links are provided by Stonebridge Park Underground Station (Bakerloo and Lioness lines) and Wembley Stadium Station, with road links via the A406 North Circular Road.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating D



LOT 6

7 Claygate Crescent, New Addington, Croydon,
Surrey CR0 0RA

*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 Addington Vale are within easy reach. Transport links are provided by Fieldway tram station.

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 7

6 Week Completion Available
**23 Hale End Road, Walthamstow,
 London E17 4BG**

*Guide Price
£370,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)

Location

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

Exterior

The property benefits from a rear garden.



LOT 7A

**18 Ross Way, Slip End, Luton,
 Bedfordshire LU1 4DD**

*Guide Price
£225,000+

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment. 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 Stockwood Park are within easy reach. Transport links are provided by Luton rail station.

Description

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

Accommodation

Ground Floor
 Two Reception Rooms
 Kitchen
 WC

First Floor

Three Bedrooms
 Bathroom

Exterior

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



LOT 8

By Order of a Housing Association
**24 Macquarie Way, Isle of Dogs,
London E14 3AU**

*Guide Price
£700,000+

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 Millwall Park are within easy reach. Transport links are provided by Madchute rail station (DLR).

Description

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

EPC Rating D

Accommodation

Ground Floor

Reception Room

Kitchen/Diner

First Floor

Three Bedrooms

Bathroom

Exterior

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



LOT 9

**17B Oliver Road, Waltham Forest,
London E10 5JY**

*Guide Price
£270,000+

A Vacant First Floor Two Bedroom Maisonette in Need of Modernisation

Location

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

Description

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

Tenure

Leasehold. The property will be held on a new 990 year lease on completion.

Accommodation

First Floor

Reception Room

Kitchen

Two Bedrooms

Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating C



LOT 10

6 Week Completion Available
**51 Manor Avenue, Basildon,
 Essex SS13 2AU**

*Guide Price
£170,000+

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 Northlands Park are within easy reach. Transport links are provided by Pitsea 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
 Study
 WC

First Floor

Three Bedrooms
 Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating C



LOT 10A

**19 The Crescent, Sutton,
 Surrey SM1 4HU**

*Guide Price
£300,000+

A Vacant Three Bedroom End of Terrace House in Need of Modernisation. Potential To Extend into The Loft (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Two Reception Rooms
 Kitchen

First Floor

Three Bedrooms
 Bathroom

Exterior

The property benefits from a rear garden.



LOT 11

32 Orchard Way, Reigate,
Surrey RH2 8DT

*Guide Price
£265,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 12

Flat 22 Selwyn Court, Blackheath Village, Blackheath,
London SE3 9SZ

*Guide Price
£180,000+

A Vacant First Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Blackheath Park are within easy reach. Transport links are provided by Lewisham rail station and the A2.

Description

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

Tenure

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC
G.I.A Approximately 700 sq ft



LOT 12A | 46 Adrian Road, Abbots Langley, Hertfordshire WD5 0AQ

*Guide Price
£320,000+

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

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 13 | 10 Phillips Close, Dartford, Kent DA1 3HB

*Guide Price
£75,000+

A Vacant Ground Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1972 (thus approximately 45 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a garage and allocated parking.

EPC Rating D



LOT 14

36 Wellington Gardens, Charlton,
London SE7 7PH

*Guide Price
£200,000+

A Vacant Lower Ground Floor Two Bedroom Maisonette in Need of Modernisation

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property will be held on a new 990 year lease on completion.

Accommodation

Lower Ground Floor

Reception Room

Kitchen

Two Bedrooms

Bathroom

Exterior

The property benefits from a communal rear garden.



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LOT 15

38 Gunnersbury Avenue, Acton,
London W5 4HA*Guide Price
£1,200,000+

A Vacant Four 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 Gunnersbury Park are within easy reach. Transport links are provided by Acton Town underground station (Piccadilly line) and Ealing Broadway rail station.

Accommodation

Ground Floor

Three Reception Rooms
Kitchen
Conservatory
Utility Room
WC

First Floor

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

Description

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

Exterior

The property benefits from a garage

Joint Auctioneers

LDN/INVESTMENTS

T: 020 7118 0844 E: daniel@ldninvestments.com

LOT 16

Flat 106 Centrillion Point, 2 Masons Avenue, Croydon, Surrey CR0 9WX***Guide Price
£120,000+****A Seventh Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £16,500 Per Annum (Reflecting a Gross Initial Yield of 13.75%)****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 West Croydon overground station and South Croydon rail station.

Description

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

EPC Rating B**Tenure**

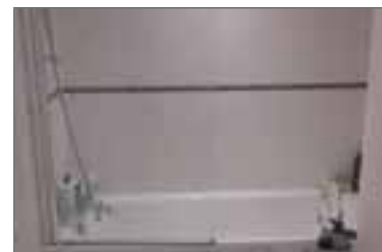
Leasehold. The property is held on a 125 year lease from 1st March 2008 (thus approximately **106 years unexpired**).

Accommodation

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

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 19th March 2022 at a rent of £1,375 per calendar month (Holding Over)



LOT 17

Flat 160 Centrillion Point, 2 Masons Avenue, Croydon, Surrey CR0 9WY***Guide Price
£120,000+****A Tenth Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £19,800 Per Annum (Reflecting a Gross Initial Yield of 16.5%)****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 West Croydon overground station and South Croydon rail station.

Description

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

EPC Rating B**Tenure**

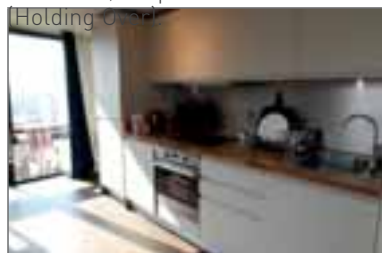
Leasehold. The property is held on a 125 year lease from 1st March 2008 (thus approximately **106 years unexpired**).

Accommodation

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

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 16th May 2025 at a rent of £1,650 per calendar month (Holding Over)



LOT 18

24 Dunkery Road, Mottingham,
London SE9 4HZ*Guide Price
£290,000+**A Vacant Three Bedroom Semi Detached House. Potential for Rear Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Description

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

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

Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 18A

6 Week Completion Available
6A St. Edwards Way, Romford,
Essex RM1 4DD*Guide Price
£110,000+**A Vacant First Floor Two Bedroom Flat in Need of Modernisation.****Location**

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

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1977 (thus approximately 49 years unexpired).

Accommodation**First Floor**

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 19

63 Maskelyne Avenue, Bristol,
Avon BS10 5DA

*Guide Price
£140,000+

A Vacant Three Bedroom End of Terrace House Situated on a Large Plot in Need of Refurbishment. Potential for Side and Rear Extensions (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Horfield Common are within easy reach. Transport links are provided by Ashley Down 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, an outbuilding and outside WC.



LOT 20

101 Sussex Road, Watford,
Hertfordshire WD24 5HR

*Guide Price
£360,000+

A Vacant Three Bedroom Semi Detached House Requiring Refurbishment

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 20A | Flat D, 11 Aubert Park, Highbury, London N5 1TL

*Guide Price
£220,000+

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property will be held on a new 990 year lease.

Location

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

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a shared rear garden.

EPC Rating D



LOT 20B | 33 Manor Court, York Way, Whetstone, London N20 0DR

*Guide Price
£110,000+

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 Bethune Park are within easy reach. Transport links are provided by Totteridge & Whetstone Station underground station (Northern line) and New Southgate rail station.

Description

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

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1975 (thus approximately **47 years unexpired**).

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 21

6 Week Completion Available
69 Jersey Road, Rainham,
Havering RM13 7DT

*Guide Price
£250,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Through Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating E



LOT 22

177 Morley Avenue, Wood Green,
London N22 6NT

*Guide Price
£385,000+

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

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Lordship Recreation Ground are within easy reach. Transport links are provided by Turnpike Lane underground station (Piccadilly line) and Alexandra Palace 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
Utility Room

First Floor

Two Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 23

**106 Eldon Road, Wood Green,
London N22 5EE*****Guide Price
£320,000+****A Vacant Six Room Mid Terrace House Offered With Planning
Permission for a Single Storey Rear Wrap-Around Extension****Tenure**

Freehold

Location

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

Planning

Haringey Borough Council granted the following planning permission (ref: HGY/2026/0064) on 18th March 2026 : 'Erection of single-storey rear wrap-around infill extension'.

EPC Rating D**Description**

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

Accommodation**Ground Floor**

Two Rooms
Kitchen
WC

First Floor

Three Rooms
Bathroom

Out Building

Room
Shower Room

Exterior

The property benefits from a rear garden and an outbuilding.



LOT 23A

**5A Hockliffe Road, Leighton Buzzard,
Bedfordshire LU7 3FF*****Guide Price
£140,000+****A Vacant Three Bedroom Mid Terrace House in Need of
Refurbishment. Potential for Loft Conversion (Subject to
Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating D

LOT 24

15 Palestine Grove, Colliers Wood,
London SW19 2QN

*Guide Price
£450,000+

A Vacant Three Bedroom Mid Terrace House in Need of Modernisation and Refurbishment. Potential to Extend into The Loft (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Further Information

Quoting £380 per sq ft based on guide price.

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 25

6 Week Completion Available
218 Bocket Way, Chigwell,
Redbridge IG7 4LS

*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 Hainault Forest Lake and Woodland are within easy reach. Transport links are provided by Grange Hill underground station (Central line) and the M11.

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 both front and rear gardens with outbuilding.

EPC Rating D



LOT 25A

Flat 54, 105 Hallam Street, Marylebone,
London W1W 5HE*Guide Price
£200,000+**A Well Located Fourth Floor Studio Flat Subject to a Regulated Tenancy Producing £11,340 Per Annum****Location**

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

Description

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

Tenancy

The property is subject to a Regulated Tenancy at a rent of £945 per calendar month. The rent has not been reviewed and so there may be a possibility of future uplift. Buyers must rely on their own enquiries.

Tenure

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

Accommodation

Fourth Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from lifts and a porter.

EPC Rating D

LOT 26

125 Stafford Street, Swindon,
Wiltshire SN1 3PG*Guide Price
£45,000+**A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment.****Tenure**

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from a rear yard.



LOT 27

30 Lambs Close, Cuffley, Potters Bar,
Hertfordshire EN6 4HD

*Guide Price
£100,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1965 (thus approximately 37 years unexpired).

Location

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

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

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

EPC Rating E



LOT 27A

31 Collett Road, Hemel Hempstead,
Hertfordshire HP1 1HY

*Guide Price
£320,000+

A Vacant Three Bedroom Mid Terrace House. Offered With
Planning Permission for Two Single Storey 6m Rear Extensions
and a Loft Conversion with a Rear Dormer

Location

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

Planning

Darocum Borough Council granted the following planning permissions: (ref: 26/01244/HPA) on 3rd June 2026 : '2 no. single storey rear extensions measuring 6.00 m deep with a maximum ridge height of 3.00 metres and a maximum eaves height of 3.00 metres'. (ref: 26/01245/LDP) on 14th September 2026 : 'Loft conversion with rear dormer, single storey rear extension'.

Tenure

Freehold

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 28

6 Week Completion Available
33 Park View, Sturry, Canterbury,
Kent CT2 0NR

*Guide Price
£150,000+

A Vacant Five Bedroom End of Terrace House Situated on a Plot of Land Measuring Approximately 536 sq m (5,767 sq ft). Potential to Erect an Additional Dwelling to the Side (Subject to Obtaining all Relevant Consents)

Tenure
 Freehold

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

Description
 The property comprises a five bedroom end of terrace house arranged over ground and two upper floors situated on a plot of land measuring approximately 536 sq m (5,767 sq ft).

EPC Rating D

Accommodation
Ground Floor
 Reception Room
 Kitchen/Diner
 Utility Room
 WC

First Floor
 Three Bedrooms
 Bathroom

Second Floor
 Two Bedrooms

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



LOT 29

By Order of the LPA Receivers
16C Bury Street, Edmonton,
London N9 7LB

*Guide Price
£150,000+

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

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

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

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

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

Accommodation
First Floor
 Reception Room with Open-Plan Kitchen
 Two Bedrooms
 Bathroom

EPC Rating D



LOT 29A

119 Troughton Road, Greenwich,
London SE7 7QF

*Guide Price
£340,000+

A Vacant Three Bedroom Mid Terrace House in Need of Modernisation. Potential To Extend into The Loft (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D



LOT 30

6 Week Completion Available
21 Great Queen Street, Dartford,
Kent DA1 1TJ

*Guide Price
£170,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Lower Ground Floor

Cellar

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

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

EPC Rating E



LOT 30A

42 St. Peter's Close, Tooting,
London SW17 7UH*Guide Price
£110,000+**A Vacant Ground Floor Studio Flat****Tenure**

Leasehold. The property is held on a 120 year lease from 25th December 1981 (thus approximately 75 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor
Studio Room
Kitchen
Bathroom

Exterior

The property benefits from a front garden and an allocated parking space.

EPC Rating D

LOT 31

53 Desborough Road, Eastleigh,
Hampshire SO50 5NY*Guide Price
£250,000+**A Five Bedroom Fully Licensed HMO Let Producing £31,080 Per Annum (Reflecting a Gross Initial Yield of 12.4%)****Tenure**

Freehold

Location

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

Description

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £2,590 per calendar month.

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating C

LOT 32 | 113 Cell Barnes Lane, St. Albans, Hertfordshire AL1 5PU

*Guide Price
£280,000+

A Vacant Three Bedroom End of Terrace House in Need of Modernisation

Tenure
Freehold

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 three bedroom end of terrace house arranged over ground and first floors. We understand the property requires structural repairs.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens

EPC Rating E



LOT 32A | 24 Common Hill, Cricklade, Swindon, Wiltshire SN6 6EZ

*Guide Price
£80,000+

A Two Bedroom Detached House in Need of Refurbishment. Potential for Side and Rear Extensions (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

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



LOT 33

**27 Lawton Road, Waterloo, Liverpool,
Merseyside L22 9QJ*****Guide Price
£100,000+****A Three Bedroom End of Terrace House in Need of Refurbishment. Potential to Extend to the Rear and into the Loft (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

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

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, off-street parking to the rear and has direct views over Victoria Park.



LOT 34

**11B, Simplemarsh Road, Addlestone,
Surrey KT15 1QH*****Guide Price
£95,000+****A Vacant First and Second Floor Two Bedroom Split Level Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1961 (thus approximately **34 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen

Second Floor

Two Bedrooms
Bathroom

EPC Rating D

LOT 35

123 Cudworth Road, Willesborough, Ashford,
Kent TN24 0BB

*Guide Price
£85,000+

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 Victoria Park are within easy reach. Transport links are provided by Ashford International rail station and the M20.

Description

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

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

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

EPC Rating D



LOT 35A

54 Hamnett Street, Droylsden, Manchester,
Lancashire M43 6LW

*Guide Price
£35,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment.

Tenure

Freehold

Location

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



LOT 36

123 Newton Street, Southport,
Sefton PR9 7AS*Guide Price
£40,000+**A Vacant Two Bedroom Semi Detached House in Need of Refurbishment.****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

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



LOT 37

17 Torr Street, Buxton,
Derbyshire SK17 6HW*Guide Price
£30,000+**A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment.****Tenure**

Freehold

Location

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

Description

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

Accommodation**Lower Ground Floor**

Cellar

Ground Floor

Reception Room
Kitchen
WC

First Floor

Bedroom
Bathroom
Separate WC

Second Floor

Two Bedrooms

Exterior

There is a shared access road to the rear to the property via Bath Road.



LOT 37A | 122A Luton Road, Chatham, Kent ME4 5AD

*Guide Price
£40,000+

A Lower Ground Floor One Bedroom Flat Offered with Vacant Possession

Location

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

Description

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

EPC Rating C

Tenure

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

Accommodation

Lower Ground Floor

Reception room
Kitchen
Bedroom
Utility Room
Bathroom

Exterior

The property benefits from allocated parking.



LOT 38 | By Order of a Housing Association 68 Charteris Road, Kilburn, London NW6 7EX

*Guide Price
£280,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Flat (Sold off on a Long Lease) and 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 Queens Park are within easy reach. Transport links are provided by Kilburn Park underground station (Bakerloo line), West Hampstead overground station and rail station.

Description

The property comprises a mid terrace building arranged to provide a ground floor flat (sold off on a long lease) and a first floor flat.

Tenure

Freehold

Accommodation

Ground Floor

Flat - Not Inspected

First Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 39

6 Week Completion Available
**59A Tynemouth Road, Tottenham,
 London N15 4AU**

*Guide Price
£140,000+

A Vacant First Floor Three Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 85 year lease from 25th March 1964 (thus approximately **22 years unexpired**).

Accommodation

First Floor
 Reception Room
 Kitchen
 Three Bedrooms
 Bathroom

Exterior

The property benefits from a rear garden.



LOT 40

**Flat 92 Sleaford House, Fern Street, Bow,
 London E3 3PZ**

*Guide Price
£140,000+

A Vacant Seventeenth and Eighteenth Floor Three Bedroom Split Level Flat in Need of Modernisation and Refurbishment.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bartlett Park are within easy reach. Transport links are provided by Bromley-by-Bow underground station (Circle line) and Limehouse rail station.

Description

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

Tenure

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

Accommodation

Seventeenth Floor
 Reception Room with Open-Plan
 Kitchen
 Bedroom

Eighteenth Floor

Two Bedrooms
 Bathroom
 Separate W/C

EPC Rating C



LOT 41

Flat 94 Sleaford House, Fern Street, Bow,
London E3 3PZ

*Guide Price
£140,000+

A Vacant Seventeenth and Eighteenth Floor Three Bedroom
Split Level Flat in Need of Refurbishment.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bartlett Park are within easy reach. Transport links are provided by Bromley-by-Bow underground station (Circle line) and Limehouse rail station.

Description

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

Tenure

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

Accommodation

Seventeenth Floor
Reception Room with Open-Plan
Kitchen
Bedroom

Eighteenth Floor

Two Bedrooms
Bathroom
Separate W/C

EPC Rating C



LOT 41A

94 Springfield Road, Wantage,
Oxfordshire OX12 8EZ

*Guide Price
£120,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A34 to the east.

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 and off street parking.

EPC Rating D



LOT 42

6 Week Completion Available
**12 Buckbean Path, Romford,
 Essex RM3 8ET**

*Guide Price
£210,000+

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 Keats Park are within easy reach. Transport links are provided by Harold Wood underground station (Elizabeth line).

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

Accommodation
Ground Floor
 Reception Room
 Kitchen
 WC

First Floor
 Two Bedrooms
 Bathroom
 Separate WC

Exterior
 The property benefits from a rear garden.

EPC Rating D



LOT 43

**74 Queens Road, Brentwood,
 Essex CM14 4HD**

*Guide Price
£230,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment.

Tenure
 Freehold

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

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

Accommodation
Ground Floor
 Reception room
 Kitchen
 Utility Room
 Bathroom
 Separate WC

First Floor
 Two Bedrooms

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

EPC Rating C



LOT 44

52A Frith Road, Leytonstone,
London E11 4EY

*Guide Price
£200,000+

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 Langthorpe Park are within easy reach. Transport links are provided by Leyton underground station (Central line) and Stratford rail station.

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 990 year lease from 17th September 2026 (thus approximately 990 years unexpired).

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 45

51 Hendon Way, Cricklewood,
London NW2 2LX

*Guide Price
£625,000+

A Vacant Four 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. The open spaces of Golders Hill Park are within easy reach. Transport links are provided by Brent Cross underground station (Northern line), West Hampstead overground station and rail station.

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen
Bedroom
WC

First Floor

Three Bedrooms
Bathroom
Separate WC

Exterior

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

EPC Rating D



LOT 46

**Flat 2, 3 Cottage Road, Highbury,
London N7 8TP***Guide Price
£395,000+**A First Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £34,200 Per Annum****Tenure**

Leasehold. The property is held on a 189 year lease from 31st January 2008 (thus approximately **171 years unexpired**).

Location

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

EPC Rating B**Description**

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £2,850 per calendar month.



LOT 47

**70 Dutton Lane, Eastleigh,
Hampshire SO50 6AB***Guide Price
£230,000+**A Five Bedroom Fully Licensed HMO Let Producing £32,520 Per
Annum (Reflecting a Gross Initial Yield of 14.1%)****Tenure**

Freehold

Location

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

Description

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

EPC Rating C**Accommodation**

Ground Floor
Two Bedrooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

Tenancy

The property is subject to individual tenancies at a rent of £2,710 per calendar month.



LOT 48

42 Crumpsall Lane, Manchester,
Lancashire M8 5FB

*Guide Price
£320,000+

A Vacant Sixteen Room End of Terrace Building in Need of Refurbishment. 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 Crumpsall Park are within easy reach. Transport links are provided by Clifton rail station.

Description

The property comprises a sixteen room end of terrace building arranged over lower ground, ground and two upper floors.

Accommodation

Lower Ground Floor
Three Rooms

Ground Floor
Five Rooms

First Floor
Four Rooms

Second Floor
Four Rooms

Exterior

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

EPC Rating G



LOT 48A

25 Romney Street, Manchester,
Manchester M40 9JY

*Guide Price
£80,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Broadhurst Park are within easy reach. Transport links are provided by Moston rail station and the M60.

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
Two Bedrooms
Bathroom

Second Floor
Bedroom

Exterior

The property benefits from a rear yard.

EPC Rating F



LOT 49

Flat 13 Lexington House, 35 Park Lodge Avenue, West Drayton, Hillingdon UB7 9FJ

*Guide Price
£150,000+

A Vacant Third Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 999 year lease from 31st December 2006 (thus approximately **979 years unexpired**).

Location

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

Description

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

Accommodation

Third Floor

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

Exterior

The property benefits from a private balcony and communal gardens.

EPC Rating C



LOT 49A

Land to the Rear of Ravensbourne Road, Lewisham, London SE6 4UX

*Guide Price
£150,000+

A Freehold Plot of Land Measuring Approximately 90 sq m (969 sq ft). Offered With Planning Permission to Demolish the Existing Garage and to Erect a Two Room Detached 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.

1a Blythe Hill Lane sold at £585K in Mar 2026 provides a good comparable in terms of size and layout.

Proposed Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen

First Floor

Bedroom
Study
Bathroom

Planning

Lewisham Borough Council granted the following planning permission (ref: DC/24/135856) on 10th January 2025 : 'Demolition of the existing garage and construction of a detached house to provide a one-bedroom unit at the rear of 24 Ravensbourne Road and Land at 7 and 9 Blythe Hill Lane SE6, together with associated landscaping, refuse and cycle parking provision'.

Further Information

The SDLT rate applicable is commercial and not residential, resulting in substantial savings.



Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Blythe Hill Fields are within easy reach. Transport links are provided by Honor Oak Park overground station and Catford rail station.



**Auction
House
LONDON**



COMMERCIAL

Wednesday 7th October - 9.30am



Lots 50 - 77

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LOT 50

**102 Islington High Street, Islington,
London N1 8EG*****Guide Price
£490,000+****A Mid Terrace Building Arranged to Provide a Vacant Lower Ground and Ground Floor Retail Unit and a First and Second Floor Flat (Sold Off on a Long Lease)****Tenure**

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Boots, Waitrose and NatWest. The open spaces of Barnard Park are within easy reach. Transport links are provided by Angel underground station (Northern line) and Essex Road rail station.

Description

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

Note

The vendor has advised that the retail unit has an estimated rental value of £69,000 per annum

Accommodation**Lower Ground Floor**

Retail Area
WC

Ground Floor

Retail Area
WC
Total G.I.A. Approximately 1,523 sq ft

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

The first and second floor flat is sold off on a 137 year lease from 29th September 1987 (thus approximately 98 years remaining).

**Next auction: 11th November & 12th November**

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**Auction
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LOT 51

102-116 Windmill Road, Croydon,
Surrey CR0 2XQ

*Guide Price
£1,550,000+



A Substantial Freehold Detached Office Building Totalling Approx. 968 sq m (10,421 sq ft) GIA with On-Site Parking. Offered with Vacant Possession upon Completion. Potential for Redevelopment or Alternative Uses (Subject to Obtaining all Necessary Consents).

Tenure

Freehold (held across two titles).

Location

Located on Windmill Road within a mixed commercial and residential area of Croydon.

Nearby occupiers include Halfords and Tesco Express.

Transport links are provided via the Purley Way (A23) and Addiscombe Road, alongside regular rail services from West Croydon and Selhurst stations, as well as local tram and bus networks.

Exterior

The property benefits from a rear car park and yard area.

Description

The property comprises a substantial commercial building currently operating as serviced offices arranged over ground and first floors, providing extensive office accommodation throughout. Externally, the property benefits from a rear yard and dedicated car parking area.

Tenancy

The property is currently subject to various individual occupational agreements; however, notice has been served and all occupiers are scheduled to vacate prior to completion. Offered with Vacant Possession.

Planning

The site and existing building may afford potential for redevelopment or a range of alternative uses, subject to obtaining the necessary planning permissions and statutory consents. Interested parties should rely on their own enquiries with London Borough of Croydon.

Accommodation

102-116 Windmill Road

Ground Floor Reception Room, Twenty-Three Office Rooms

First Floor First Floor: Kitchen, Twenty-Four Office Rooms, WCs

116 Windmill Road

b→Ground Floor Twenty One Offices

Total G.I.A Approximately 968 sq m / 10,421 sq ft

Joint Auctioneers



LOT 52

51 Belswains Lane, Hemel Hempstead,
Hertfordshire HP3 9PW*Guide Price
£415,000+

A Vacant Mixed-Use Large Corner Building Offered With Planning Permission for a Two Storey Rear Extension to Convert the Property into Four Self Contained Flats (2 x One Bedroom, 2 x Two Bedroom).

Location

The property is situated in the desirable Apsley area of Hemel Hempstead on a residential road close to local shops and amenities. The open spaces of Heath Park are within easy reach. Transport links are provided by Apsley rail station.

Description

The property comprises a mixed-use corner building arranged to provide a ground floor commercial unit and residential ground and upper parts with a detached outbuilding and parking to the rear.

Tenure

Freehold

Accommodation

Ground Floor
Commercial Area
Kitchen
Three Rooms

First Floor

Three Rooms
Bathroom

Detached Outbuilding

Commercial Area/Storage

Exterior

The property benefits from off street parking to the rear.

Planning

Dacorum Borough Council granted the following planning permission (ref: 23/00828/FUL) on 4th June 2024 : 'Construction of a ground floor rear extension and first floor rear extension, conversion of existing property to 4no. flats. Construction of a dormer window at the front elevation and construction of a bow window'.

Note

The seller has advised that commercial stamp duty should apply to this property (buyers should rely on their own independent enquiries and legal advice).

LOT 53

**207 Belsize Road, Camden,
London NW6 4AA*****Guide Price
£250,000+**

A Ground and Lower Ground Floor Retail/Offices Unit Fully Let Producing £30,000 Per Annum. (Reflecting a Gross Initial Yield of 12%). Potential to Convert into Residential Use (Subject to Obtaining all Relevant Consents)

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1994 (thus approximately **93 years unexpired**).

Location

The property is situated on a mixed use parade close to local shops and amenities. The open spaces of Kilburn Grange Park are within easy reach. Transport links are provided by Kilburn Park/Maida Vale underground stations (Bakerloo line) and Kilburn High Road/ South Hampstead overground stations.

Description

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

Accommodation**Lower Ground Floor**

Offices
Kitchen
Storage Space
WC
G.I.A Approximately 550 sq ft

Ground Floor

Retail Unit
G.I.A Approximately 650 sq ft

Tenancy

The property is subject to a lease for a term of 12 years commencing 15th June 2025 at a rent of £30,000 per annum. Landlord has a 6-month rolling option to break.



LOT 54

**38 Seven Sisters Road, Holloway,
London N7 6AA*****Guide Price
£450,000+**

A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit Let to a Subway Franchise Producing £30,000 Per Annum and Three Flats on the Upper Floors (All Sold off on Long Leases)

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Paddy Power, Lyca and KFC. The open spaces of Whittington Park are within easy reach. Transport links are provided by Arsenal underground station (Piccadilly line) and Haringay rail station.

Description

The property comprises a mid terrace building arranged to provide a ground floor retail unit and three flats arranged over first, second and third floors.

Accommodation**Ground Floor**

Retail Unit
G.I.A Approximately 69 sq m

First, Second and Third Floors

Three Flats (Not Inspected)

Tenancy

The property is let to Sugar Land Enterprises Ltd (t/a Subway) for a term of 25 years commencing 22nd March 2004 at a rent of £30,000 per annum.

The three flats are each sold off on a 999 year lease from 26th June 2007 at a peppercorn ground rent.



LOT 55

**115 Stoke Newington Road, Stoke Newington,
London N16 8BX*****Guide Price
£250,000+****A Lower Ground and Ground Floor Retail Unit Let Producing
£24,000 Per Annum (Reflecting a Gross Initial Yield of 9.6% on
the Guide Price).****Tenure**

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

Location

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

Description

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

Accommodation**Lower Ground Floor**

Basement Area

G.I.A Approximately 37 sq m

Ground Floor

Shop

G.I.A Approximately 30 sq m

Tenancy

The property let to Let's Tailor Design Ltd for a term of 15 years commencing 1st April 2026 at a rent of £24,000 per annum. Tenants break clause in 2031 and 2036. Rent review every 4 years from 2030.



LOT 55A

**255 North Street, Bedminster, Bristol,
Avon BS3 1JN*****Guide Price
£170,000+****A Mid Terrace Building Arranged to Provide a Ground Floor
Retail Unit Let to Betfred Producing £15,000 Per Annum and
Two Flats On the First and Second Floors (Both Sold off on Long
Leases)****Location**

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Aldi and Pizza Hut. The open spaces of Greville Smyth Park are within easy reach. Transport links are provided by Bedminster rail station.

Description

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

Tenancy

The property is subject to 15 year lease to Done Brothers (Cash Betting) Limited t/a Betfred commencing 29th September 2004 at a rent of £15,000 per annum.

Tenure

Freehold

Accommodation**Ground Floor**

Retail Unit

G.I.A approximately 946 sq ft

First and Second Floors

Two Flats (Not Inspected)

Note

The first floor flat is sold off on a 189 year lease from January 1st 2006 thus approximately 171 years remaining.

The second floor flat is sold off on a 99 year lease from 1st January 2006 thus approximately 79 years remaining.



We are advised by the Vendor that the property has an ERV of £20,000 per annum

EPC Rating B

LOT 56

103 Oyster Lane, Byfleet, West Byfleet,
Surrey KT14 7JF

*Guide Price
£400,000-£500,000

A Mixed Use Detached Building Arranged to Provide a Ground Floor Shop with a Rear Extension and a Three/Four Bedroom House Situated on a Plot of Land Measuring 367 sq m (3,954 sq ft). The Property is Fully Let Producing £26,400 Per Annum.

Tenure

Freehold

Location

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

Description

The property comprises a mixed use detached building arranged to provide a ground floor shop with a rear extension and a three/four bedroom house situated on a plot of land measuring approximately 367 sq m (3,954 sq ft).

EPC Rating D

Accommodation

Ground Floor

Retail Area
Reception Room
Kitchen
Two Rooms

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden off street parking for 5+ cars.

Tenancy

The property is let at a rent of £2,200 per calendar month.



Next auction: 11th November & 12th November

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**Auction
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LOT 57

6 Week Completion Available or Earlier if Required
12-14 Frederick Street, Luton,
Bedfordshire LU2 7QW

*Guide Price
£520,000+



A Vacant Development Site Arranged to Provide Multiple Commercial Buildings. Offered With Planning Permission to Convert into Five Houses (3 x Two Bedroom and 2 x Three Bedroom). Plans have also been drawn up for a Seventeen Bedroom HMO.

Planning

Luton Borough Council granted the following planning permission (ref: 26/00410/PAEDWE) on 10th July 2026 : 'Request for a determination as to whether prior approval is required under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 - Change of use of light industrial (Use Class E(g)(iii)) to residential (Use Class C3). creation of 5 self-contained units'.

Tenure

Freehold

Location

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

Description

The property comprises a development site arranged to provide multiple commercial buildings.



Proposed Accommodation

Property	Floor	Accommodation
12 Frederick St	Ground and First	Reception Room with Open-Plan Kitchen, Two Bedrooms, Bathroom
14 Frederick St	Ground and First	Reception Room with Open-Plan Kitchen, Two Bedrooms, Bathroom
Rear Dwelling 1	Ground and First	Reception Room, Kitchen, WC, Three Bedrooms, Bathroom
Rear Dwelling 2	Ground and First	Reception Room with Open-Plan Kitchen, WC, Three Bedrooms (one with En-Suite), Bathroom
Rear Dwelling 3	Ground and First	Reception Room, Kitchen, Bathroom, Two Bedrooms Bathroom

LOT 58

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

*Guide Price
£500,000+



A Freehold Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and a First and Second Floor Two Bedroom Split Level Flat. Offered with Planning Permission to Convert the Ground Floor into a One Bedroom Flat. Potential To Convert Ground Floor into a Two Bedroom Flat (Subject to Obtaining all Relevant Consents)

Location

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

Description

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

Accommodation

Ground Floor
Retail Unit

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Second Floor
Bedroom

Planning

Waltham Forest Borough Council granted the following planning permission (ref: 252865) on 11th December 2025: 'Change of use of the ground floor from commercial (Use Class E(e)) to one self-contained residential unit (1x1-bed) (Use Class C3), including replacement of existing shopfront with a residential-style bay window. Associated works to include refuse and recycling storage facilities and bicycle parking provision at rear'.

LOT 59

**9-11 Junction Place, Haslemere,
Surrey GU27 1LE*****Guide Price
£250,000+**

A Mixed Use Corner Building Arranged to Provide a Ground Floor Commercial Unit (Sold Off on a Long Lease) and a Vacant First Floor Three Bedroom Flat. Offered with Planning Permission to Extend and Convert the First Floor into Three Flats (1 x One Bedroom & 2 x Two Bedroom).

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Domino's and M&S Foodhall. The open spaces of Camelsdale Recreation Ground are within easy reach. Transport links are provided by Haslemere rail station.

Description

The property comprises a mixed use corner building arranged to provide a ground floor commercial unit (sold off on a long lease) and a first floor three bedroom flat.

Accommodation**Ground Floor**

Commercial Unit - Not Inspected

First Floor

Reception Room
Kitchen/Diner
Three Bedrooms
Bathroom

Planning

Waverley Borough Council granted the following planning permission (ref: WA/2026/00471) on 13th March 2026 : 'Erection Of First Floor Extension And Raising Of Roof Ridge Height Including Installation Of Dormers And Rooflights To Provide 2 Additional Residential Units'.



LOT 60

**709 Wimborne Road, Bournemouth,
Dorset BH9 2AU*****Guide Price
£350,000+**

A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with a Warehouse to the Rear and Two Flats on the Upper Floors (2 x Two Bedroom). The Retail Unit is Currently Under Offer for £15,000 Per Annum. The Property is Offered with Planning Permission to Convert the Rear Garage Door in to a Window. Planning has also been Submitted for the Erection of a Residential Unit to the Rear.

Tenure

Freehold

Location

The property is situated on a mixed use road in a parade of local shops such as Tesco's, Papa John's and numerous local traders. Transport links are provided by Bournemouth rail station and bus route to the town centre.

Description

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

Tenancy

The ground floor shop is under offer at a rent of £15,000 per annum.

Accommodation**Ground Floor**

Retail Unit - Approx 70 Sq M

First Floor - Approx 85 Sq M

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Second Floor - Approx 75 Sq M

Reception Room with Open Plan
Kitchen
Two Bedrooms
Bathroom

Exterior

The first floor benefits from a private balcony measuring 25 sq m.

**Planning**

BCP Borough Council granted the following planning permission (ref: P/26/03388/FUL) on 21st July 2026 : 'Replacement of the existing rear garage door with a new window'.

LOT 61

**6B High Street, Hythe, Southampton,
Hampshire SO45 6AG**

*Guide Price
£130,000+

**A Mid Terrace Commercial Building Fully Let to a Restaurant
Producing £16,000 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 Amalfi for a term of 15 years commencing 25th March 2018 at a rent of £16,000 per annum. Next rent review 25th March 2033.



LOT 62

**31 Salisbury Street, Blandford Forum,
Dorset DT11 7AU**

*Guide Price
£50,000+

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

Tenure

Freehold

Location

The property is situated on a mixed use close to local shops and amenities. The open spaces of Milldown Nature Reserve are within easy reach. Transport links are provided by the A354.

Description

The property comprises a mid terrace building arranged to provide a lower ground and ground floor retail unit and a first and second floor one bedroom split level flat.

Accommodation

Lower Ground Floor
Cellar

Ground Floor

Retail Unit
WC

First Floor

Reception Room with Open-Plan
Kitchen
Bathroom

Second Floor

Bedroom

EPC Rating F



LOT 63

**106 High Street, Redcar,
Cleveland TS10 3DL*****Guide Price
£50,000-£70,000****A Ground Floor Retail Unit Let to Farplace Animal Rescue
Producing £11,880 Per Annum (Reflecting a Gross Initial Yield of
23.8% on Lower End of Guide).****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 64

**2-4 Market Street, Hyde,
Cheshire SK14 1AY*****Guide Price
£90,000+****A Vacant Mid Terrace Property Arranged to Provide a Ground
Floor Retail Unit and Lower Ground and First Floor
Offices/Ancillary Space****Tenure**

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Next door to a retail park which provides free parking for up to 3 hours. Nearby multiples include B&M Home Store and Starbucks. The open spaces of Hyde Park are within easy reach. Transport links are provided by Hyde Central rail station (5 minute walk) and Hyde Park bus station (opposite).

Description

The property is situated in a mid terrace parade arranged to provide a ground floor retail unit and lower ground and first floor ancillary space.

Accommodation

Lower Ground Floor
Storage Room/Basement

Ground Floor

Commercial Unit
Kitchen
Office
G.I.A Approx 915 sq ft

First Floor

Ancillary Space
Office
G.I.A Approx 631 sq ft

Note

The seller has advised the property could be rented for approximately £1,200-£1,300 per calendar month.



LOT 65

**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 66

**47 Castlegate, Malton,
North Yorkshire YO17 7EA***Guide Price
£50,000-£80,000**A Vacant Mixed Use Grade II Listed Building Arranged to Provide a Ground Floor Commercial Showroom, a First Floor Two Bedroom Flat and Outbuildings to the Rear Situated on a Site Measuring Approximately 510 sq m (5,487 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

Location

The property is situated on a mixed use road within the historic town of Malton close to local shops and amenities. The property holds a highly prominent position on the busy main road of Castlegate which connects the two towns of Malton & Norton. Transport links are provided by Malton rail station which is within walking distance, along with supermarkets such as Morrisons, Lidl & Asda.

Planning

The Malton and Norton on Derwent Neighbourhood Plan have encouraged and supported development for the property. The neighbourhood plan can be found within the legal pack.

EPC Rating B**Description**

The property comprises a mixed use Grade II Listed building arranged to provide a ground floor commercial showroom, a first floor two bedroom flat, outbuildings and rear yard which can be accessed through a private side archway and drive. The property requires a program of refurbishment.

Accommodation**Ground Floor**

Commercial Showroom with glazed frontage.

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a large rear yard with outbuildings.



LOT 67

**102-104 High Street, Redcar,
Cleveland TS10 3DL*****Guide Price
£100,000-£150,000****A Ground Floor Double Fronted Retail Unit Fully Let Producing
£20,000 Per Annum (Reflecting a Gross Initial Yield of 20% on
Lower End of Guide)****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.

Joint Auctioneers**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)



LOT 68

**13 Hope Street, Crook,
County Durham DL15 9HS*****Guide Price
£150,000-£190,000****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 16.6% on Lower End of
Guide).****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 69

13-17 Palace Avenue, Paignton,
Torbay TQ3 3EF

*Guide Price
£250,000+

A Mid Terrace Building Arranged to Provide Six Vacant Lower Ground and Ground Floor Retail Units and 32 Flats Arranged Over the First, Second and Third Floors (All Sold Off on Long Leases)

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Barclays, Greggs and Tesco Express. The open spaces of Paignton Beach are within easy reach. Transport links are provided by Paignton rail station.

Description

This property comprises a mid terrace building arranged to provide six lower ground and ground floor retail units and 32 flats arranged over the first, second and third floors.

Tenancy

All thirty two flats are sold off on 125 year leases from either 2018 or 2019. Please refer to the legal pack for further details.

Tenure

Freehold

Accommodation

Lower Ground Floor

Basement Area G.I.A. Approx 430 sq m

Ground Floor

Retail Area G.I.A. Approx 695 sq m

First, Second and Third Floors

Thirty Two Flats (Not Inspected)



LOT 70

66-70 High Street, Mexborough,
Doncaster S64 9AU

*Guide Price
£145,000+

A Mixed Use End of Terrace Building Arranged to Provide Four Retail Units Fully Let Producing £25,600 Per Annum

Description

The property comprises a mixed use end of terrace building arranged to provide four retail units. Plans have been drawn up to change the upper floors into five flats. 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.

Accommodation

Total G.I.A Approximately 3,040 sq ft

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
66 High Street	Ground	Retail Unit	Subject to a lease expiring 21st November 2026	£6,000 Per Annum
68 High Street	Ground	Retail Unit	Subject to a lease expiring 3rd March 2027	£7,200 Per Annum
70 High Street	Ground	Retail Unit	Subject to a lease expiring 24th February 2031	£7,200 Per Annum
68-70 High Street	First	Retail Unit	Subject to a lease expiring 6th October 2027	£5,200 Per Annum

Current Rent Reserved Combined £25,600 Per Annum

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Domino's Pizza, Specsavers and B&M Store. The open spaces of Manvers Road Playground are within easy reach. Transport links are provided by Mexborough rail station.



LOT 71

**23 Red Street, Carmarthen,
Dyfed SA31 1QL*****Guide Price
£90,000+****A Ground Floor Commercial Unit Fully Let to Hutchinson 3G UK Limited Producing £25,000 Per Annum****Location**

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

Description

The property comprises a ground floor commercial unit situated in a corner unit within a mixed use parade arranged over ground and first floors.

Note

Hutchison 3G UK Limited (trading as Three) is an established national telecommunications provider with 289 stores as of 2025, and turnover of £2.7bn. The tenant has been in situ since 2007. Three merged with Vodafone in June 2025.

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 Approximately 103 sq m

Tenancy

The property is let to Hutchinson 3G UK Limited (T/A Three) for a term of 5 years commencing 25th January 2024 at a rent of £25,000 per annum.

**Next auction: 11th November & 12th November**

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LOT 72

By Order of the LPA Receivers
18 Station Road, Burgess Hill,
West Sussex RH15 9DQ

*Guide Price
£710,000+



A Mid Terrace Building Arranged to Provide a Lower Ground and Ground Floor Retail Unit, a First Floor One Bedroom Flat, a Second Floor One Bedroom Flat and a Two Bedroom House to the Rear Fully Let Producing a Combined Rent of £63,600 Per Annum

Tenure

Freehold

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Waitrose, Greggs and Boots. The open spaces of St.George’s Park are within easy reach. Transport links are provided by Burgess Hill rail station.

EPC Rating D

Description

The property comprises a mid terrace building arranged to provide a lower ground and ground floor retail unit, a first floor one bedroom flat, a second floor one bedroom flat and a two bedroom house to the rear.

On the Instructions of



Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Retail Unit	Lower Ground and Ground	Lower Ground - Not Inspected Ground - G.I.A approx 441 sq m	New 5 Year FRI Lease (Upward Only Rent Review in Year 3)	£14,400 per annum
First Floor Flat	First	Reception Room/Kitchen, Bedroom, Bathroom	2 years from 26th January 2026	£15,600 per annum
Second Floor Flat	Second	Reception Room/Kitchen, Bedroom, Bathroom	2 years from 26th January 2026	£15,600 per annum
Rear House	Ground and First	Ground -Reception Room/Kitchen, WC First - Two Bedrooms, Bathroom	2 years from 26th January 2026	£18,000 per annum

LOT 73

**Highfields Residential Care Home, Culver Street, Newent,
Gloucestershire GL18 1JA**

***Guide Price
£550,000+**



A Vacant Twenty Seven Bedroom Detached Former Care Home with a Two Bedroom Annex. 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 Newent Arboretum are within easy reach. Transport links are provided by Colwall rail station.

Description

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

EPC Rating B

Accommodation

Ground Floor

Four Reception Rooms
Two Kitchens
Seven Bedrooms (Four with En-Suite)
Utility Room
Office
Storage Room
Spa Room
Bathroom
Two WCs

Exterior

The property benefits from communal gardens and off street parking.

First Floor

Reception Room
Sixteen Bedrooms (Thirteen with En-Suite)
Two Storage Rooms
Bathroom
WC

Second Floor

Four Bedrooms (Two with En-Suite)
Room
WC

Annex

Reception Room
Kitchen
Two Bedrooms
Bathroom

LOT 74

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 75

17-18 High Street, Cardigan,
Dyfed SA43 1JJ*Guide Price
£275,000+

A Substantial End of Terrace Commercial Building in a Prominent Town Centre Location arranged over Ground, First & Second Floors. Asset Management & Residential Conversion Potential (Subject to Obtaining all Relevant Consents). Offered with Vacant Possession. Recent passing rent of £40,000 per annum

Location

The property occupies a prominent trading position on the east side of High Street, the main commercial and retail thoroughfare in Cardigan town centre. Nearby occupiers include a mix of national retailers and established local independent businesses.

Description

The property comprises a substantial end-of-terrace commercial building arranged over ground, first, and second floor levels. The premises feature an expansive ground floor commercial space together with flexible upper-floor accommodation suitable for alternative uses or re-configuration.

Tenure

Freehold

Tenancy

The property is let to TG Jones for £40,000 per annum until the 1st October 2026 which is when the property will become vacant.

Planning

The property offers significant asset management and conversion potential to residential or mixed-use upper floors, subject to obtaining all relevant statutory consents.

Accommodation

Ground Floor

Retail Area
G.I.A. Approx. 3,877 sq ft

First Floor

Offices and Ancillary Space
G.I.A. Approx. 1,163 sq ft

Second Floor

Ancillary Space
G.I.A. Approx. 1,115 sq ft

Total G.I.A. Approx. 6,155 sq ft

LOT 76

Former School, Lea Road, Gainsborough, Lincolnshire DN21 1AF

*Guide Price
£100,000-£200,000

A Development Opportunity Comprising a Vacant Building on a Site Extending to Approximately 0.7 acres (2,851 sq m / 30,694 sq ft), with Planning Permission for 28 Residential Flats (23 x Two Bed and 5 x One Bed Units). Works Have Commenced.

Tenure

Freehold

Location

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

Description

The lot comprises a derelict building situated on a plot of land measuring approximately 0.7 acres (2,851 sq m/ 30,694 sq ft).

Proposed Accommodation

Ground Floor

18 x Two Bedroom Flats

First Floor

5 x One Bedroom Flats

5 x Two Bedroom Flats

Planning

West Lindsey District Council granted the following planning permission (ref: 144913) on 8th September 2023: 'Planning application for change of use to 28no. apartments'. Works have commenced.



LOT 77

Telephone Kiosk, Old Town Hall Arches High Street, Reigate, Surrey RH2 9AA

*Guide Price
£5,000+

A Grade II Listed Telephone Kiosk. Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents)

Location

The kiosk is centrally located on Reigate High Street, close to a variety of local shops and amenities. Reigate is a bustling commuter town, with transport links provided by Reigate rail station and the M25.

Description

The property comprises of a Grade II Listed telephone kiosk. An historic listed "K6" red phone box or "Jubilee" kiosk, commemorating the Silver Jubilee of the coronation of King George V. These boxes are 8'3" high and 3ft square and originally designed by Sir Giles Gilbert Scott. The kiosk is a heritage site and registered as a Listed Building, so cannot be removed or the exterior altered.



LOT 78

Flat 58 Park West, Edgware Road, Paddington, London W2 2QJ

*Guide Price
£275,000+

A Well Located Ground Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £19,440 Per Annum

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 Lancaster Gate underground station (Central line).

Description

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

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 25th September 2025 at a rent of £1,620 per calendar month.

Tenure

Leasehold. The property is held on a 215 year lease from 25th December 1978 (thus approximately **167 years unexpired**).

Accommodation Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 79

Flat 108 Park West, Edgware Road, Paddington, London W2 2QJ

*Guide Price
£265,000+

A Vacant Well Located Eighth Floor One 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 Lancaster Gate underground station (Central line).

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 1978 (thus approximately **77 years unexpired**).

Accommodation Eighth Floor

Reception Room
Kitchen
Bedroom
Bathroom



LOT 80

Catswell Cottage & Adderstone Mains Lodge, Belford, Northumberland NE70 7HS

*Guide Price
£250,000+



A Substantial Plot Consisting of a Two Bedroom Detached House, a Vacant Three Bedroom Detached Chalet Bungalow and Detached Two Storey Double Garage. Potential for Re-Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The properties are situated on a residential road close to local shops and amenities. The open spaces of The Grove are within easy reach. Transport links are provided by Chathill rail station.

Description

The property comprises a two bedroom detached house and a three bedroom detached chalet bungalow, both arranged over ground and first floors. The house requires a program of refurbishment.

Exterior

Both properties benefit from large wrap-around gardens. The bungalow benefits from a two storey double garage.

Joint Auctioneers



Accommodation

House

Ground Floor

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms
Bathroom

Bungalow

Ground Floor

Reception Room
Kitchen/Diner
Three Bedrooms (Two with En-Suites)
Utility Room

First Floor

Loft Room

LOT 80A

By Order of the LPA Receivers

**Flat 91 Celeste House, 1 Caversham Road, Colindale,
London NW9 4DT***Guide Price
£450,000+**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 80B

**15 Park Vale Close, Castle Hedingham, Halstead,
Essex C09 3DS***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 Oxford Meadow are within easy reach. Transport links are provided by the A131 to the east.

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 rear garden and off street parking.

EPC Rating E

LOT 81

Rear Bungalow, 2 Meadow Close, Enfield, Middlesex EN3 5PE

*Guide Price
£40,000+

A Vacant One Bedroom Detached Bungalow Benefiting from a Certificate of Lawful Use

Tenure

Freehold

Location

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

Note

The property benefits from a right of way through the undercroft accessway beneath 3 Meadow Close and has a certificate of lawful use for a self contained residential unit granted by Enfield Council in July 2025.

Description

The property comprises a one bedroom detached bungalow.

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private garden.

EPC Rating E



LOT 82

6 Week Completion Available
91 Vanguard Road, Southampton, Hampshire SO18 2EN

*Guide Price
£110,000+

A Vacant Three Bedroom Mid Terrace House with Off Street Parking

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 1968 (thus approximately 940 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating G



LOT 82A | 2 Kimble Crescent, Bushey, Hertfordshire WD23 4SR

*Guide Price
£475,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. Plans have been drawn up for the erection of a two bedroom adjoining 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.

EPC Rating D

Location

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

Accommodation

Ground Floor

Through Reception Room
Kitchen
Conservatory
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from front, side and rear gardens.



LOT 82B | 8 Week Completion Available or Earlier if Required Charnwood, King Edward Street, Hemel Hempstead, Hertfordshire HP3 0AD

*Guide Price
£350,000+

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

Description

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

Planning

Dacorum Borough Council granted the following planning permissions: (ref: 26/01127/FHA) on 08/07/2026: 'Single-storey wraparound extension'. (ref: 26/01128/FHA) on 9/07/2026: 'Part single part two storey rear extension'. (ref: 26/00974/HPA / 26/00975/HPA) on 10th July 2026: 'Single-storey rear extension 6.00m deep with a maximum ridge height of 3.00m and a maximum eaves height of 3.00m'. (ref: 26/01101/LDP) on 15/07/2026: 'Part two part single storey rear extension, hip to gable loft conversion with rear dormer. driveway.' (ref: 26/01624/FHA) on 17/09/2026: 'Part two storey part single storey rear extension, single storey side extension'.

Tenure

Freehold

Location

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

Accommodation

Lower Ground Floor
Cellar

Ground Floor

Two Reception Rooms
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

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



LOT 83

9 Victoria Road, Margate,
Kent CT9 1LN

*Guide Price
£90,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment.

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.

Accommodation
Lower Ground Floor
Reception Room

Ground Floor
Kitchen
Bathroom

First Floor
Bedroom

Second Floor
Two Bedrooms

Exterior
The property benefits from a rear yard

EPC Rating D



LOT 84

15 Great Lane, Clophill, Bedford,
Bedfordshire MK45 4BQ

*Guide Price
£285,000+

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 Clophill Lakes Nature Reserve are within easy reach. Transport links are provided by the A6

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

EPC Rating E

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms
Bathroom
Separate WC

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



LOT 85

8 Week Completion Available
**316B Lordship Lane, East Dulwich,
 London SE22 8LY**

*Guide Price
£320,000+

**A Vacant First and Second Floor Three Bedroom Split Level
 Maisonette**

Tenure

Leasehold. The property is held on a 125 year lease from 15th May 1989 (thus approximately **87 years unexpired**).

Location

Situated on a residential road close to local shops and a short stroll from the highly sought-after, cafes, bars, and restaurants of Lordship Lane. It is located minutes from Dulwich park and in close proximity to Peckham Rye and has excellent transport links. Served by East Dulwich, Forest Hill and Denmark Hill stations.

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.

Accommodation

First Floor

Reception Room
 Kitchen
 Bedroom
 Bathroom

Second Floor

Two Bedrooms

Exterior

The property benefits from a private roof terrace.

Note

We understand the property may be affected by structural movement. Buyers are deemed to have carried out their own due diligence before bidding.



LOT 85A

**Flat 14 Lewcos House, 57-63 Regency Street,
 Westminster, London SW1P 4AF**

*Guide Price
£350,000+

**A Fourth Floor Two Bedroom Flat Subject to a Lease Producing
 £28,800 Per Annum**

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 1994 (thus approximately **92 years unexpired**).

Location

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

Exterior

The property benefits from underground parking.

Tenancy

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

Description

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

Accommodation

Fourth Floor

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

EPC Rating B



LOT 86

**Flat 6 Courier House, Ewen Crescent, Tulse Hill,
London SW2 2PN*****Guide Price
£260,000+****A Ground and First Floor Three/Four Bedroom Split Level Flat
Subject to Individual Tenancies Part Let Producing £19,200 Per
Annum****Location**

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

Description

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

Tenancy

The property is rented on a room by room basis with the individual tenancies producing a combined income of £1,600 per calendar month. Please refer to the legal pack for more information.

Tenure

Leasehold. The property is held on a 125 year lease from 13th January 1986 (thus approximately 84 years unexpired).

Accommodation**Ground Floor**

Kitchen
Room
Shower Room

First Floor

Three Bedrooms
Shower Room



LOT 87

**7 Windsor Road, Bournemouth,
Dorset BH5 1DT*****Guide Price
£150,000+****A Mid Terrace Building Arranged to Provide a Lower Ground
Floor One Bedroom Flat and a Six Bedroom HMO on the Upper
Floors Part Let Producing £24,948 Per Annum. When Fully Let
the ERV is £58,212 Per Annum****Tenure**

Freehold

Location

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

Description

The property comprises a mid terrace building arranged to provide a lower ground floor one bedroom flat and a six bedroom HMO on the upper floors.

Tenancy

The flat is subject to a Periodic Tenancy at a rent of £693 per calendar month. Two of the six letting rooms are subject to a individual tenancies at a combined rent of £1,386 per calendar month.

Accommodation**Lower Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Ground Floor

Kitchen
Two Bedrooms

First Floor

Kitchen
Bedroom
Bedroom/Kitchenette
Bathroom

Second Floor

Bedroom/Kitchenette
Bedroom/Kitchenette

Exterior

The lower ground floor flat benefits from a private garden.

EPC Rating C

LOT 88

**27 Victoria House, Enterprize Way, Lewisham,
London SE8 3PJ*****Guide Price
£165,000+****A Vacant Second Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 30th August 1991 (thus approximately **63 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Stave Hill Ecological Park are within easy reach as well as South Dock Marina. Transport links are provided by Surrey Quays overground station and Canada Water underground station (Jubilee Line).

Description

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors. The property benefits from a view of the River Thames.

Accommodation

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 89

**62 Crowther Road, South Norwood,
London SE25 5QP*****Guide Price
£160,000+****A Three Bedroom Semi Detached House in Need of Modernisation****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 Norwood Junction overground station and rail station.

Description

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

Note

The property shows significant structural movement and buyers must rely on their own enquiries in this matter.

Accommodation

Ground Floor
Reception Room
Kitchen/Diner

First Floor

Three Bedrooms
Bathroom
Separate WC

Second Floor

Loft Room

Exterior

The property benefits from a rear garden.

On the Instructions of

LOT 90

***Guide Price**
£775,000+



The plans for the four x 4/5 bed houses are "indicative", allowing for flexibility in design, size and layout

LOT 90A | 72 Ibsley Gardens, Wandsworth, London SW15 4JW

*Guide Price
£290,000+

A Ground and First Floor Four Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £30,000 (Reflecting a Gross Initial Yield of 10.3%).

Tenure

Leasehold. The property is held on a 125 year lease from 25th March 1996 (thus approximately **94 years unexpired**).

Location

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

Description

The property comprises a ground and first floor four bedroom split level flat situated in a purpose built block arranged over ground and three upper floors.

Tenancy

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

Accommodation

Ground Floor

Reception Room with Open Plan Kitchen
Bedroom
WC

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a private garden.

EPC Rating C



LOT 91 | 24 Timsbury Walk, Wandsworth, London SW15 4LN

*Guide Price
£290,000+

A First and Second Floor Three Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £28,800 (Reflecting a Gross Initial Yield of 9.9%).

Tenure

Leasehold. The property is held on a 125 year lease from 12th August 2002 (thus approximately **100 years unexpired**).

Location

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

Description

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

Accommodation

First Floor

Reception Rooms with Open-Plan Kitchen
Bedroom

Second Floor

Two Bedrooms
Bathroom
Separate WC

Tenancy

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

EPC Rating C



LOT 92

14 Coniston Court, Kendal Street, Bayswater,
London W2 2AN

*Guide Price
£240,000+

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.

Note

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

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 93

42 Mounts Road, Greenhithe,
Kent DA9 9LZ

*Guide Price
£180,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Two Reception Rooms
Kitchen

First Floor

Three Bedroom
Bathroom
Separate WC

Exterior

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

EPC Rating D



LOT 94

**56 High Street, Ixworth,
Suffolk IP31 2HJ*****Guide Price
£100,000+****A Vacant Grade II Listed 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 Mickle Mere Nature Reserve are within easy reach. Transport links are provided by Thurston rail station.

Description

The property comprises a Grade II Listed two bedroom end of 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 E**Next auction: 11th November & 12th November**

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**Auction
House
LONDON**

LOT 95

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

*Guide Price
£525,000+



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

Description

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

Tenure

Freehold

Tenancy

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

Accommodation

Ground Floor

Two Letting Rooms
Diner
Kitchen
WC

First Floor

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

Exterior

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

Proposed Accommodation

House 1

Ground Floor

Through Reception Room
Kitchen
Study Room
WC

First Floor

Three Bedrooms (One with En-Suite)
Bathroom

House 2

Ground Floor

Through Reception Room
Kitchen
Study Room
WC

First Floor

Three Bedrooms (One with En-Suite)
Bathroom

LOT 95A

51A Perrymans Farm Road, Ilford,
Redbridge IG2 7LD*Guide Price
£125,000+**A Vacant First Floor Three Bedroom Maisonette****Tenure**

Leasehold. The property is held on a 125 year lease from 21st May 2025 (thus approximately **123 years unexpired**).

Location

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

Description

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

Accommodation**First Floor**

Reception Room
Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating E

LOT 96

43 Jamieson House, 4 Edgar Road, Whitton, Hounslow,
Richmond upon Thames TW4 5QH*Guide Price
£70,000+**A Vacant Eighth Floor One Bedroom Flat****Location**

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

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 18th October 1982 (thus approximately **81 years unexpired**).

Accommodation**Eighth Floor**

Reception Room
Kitchen
Bedroom
Bathroom



LOT 97

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

*Guide Price
£290,000+

A Vacant Four Room Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Through Reception Room
Kitchen

First Floor

Three Rooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 98

6 Ruskin Walk, Bromley,
Kent BR2 8EP

*Guide Price
£325,000+

A Vacant Three Bedroom End of Terrace House in Need of Modernisation

Location

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

Description

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

Tenure

Freehold

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 99

52 Bushey Grove Road, Bushey,
Hertfordshire WD23 2JJ*Guide Price
£750,000+

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 100

By Order of the LPA Receivers

**5 Guild House 393 Rotherhithe New Road, Bermondsey,
London SE16 3FN**

*Guide Price
£310,000+

A Vacant Second and Third Floor Two Bedroom Split Level Flat

Tenure

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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Burgess Park are within easy reach. Transport links are provided by Bermondsey Station underground station (Jubilee line) and Queens Road Peckham rail station

EPC Rating B

Description

The property comprises a second and third floor two bedroom split level flat situated within a purpose built block arranged over ground and 6 upper floors.

Accommodation

Second Floor

Reception Room with open plan Kitchen
WC

Third Floor

Two Bedrooms (One with En-Suite)
Bathroom



LOT 100A

**14 Tyle Road, Tilehurst, Reading,
Berkshire RG30 4TF**

*Guide Price
£230,000+

A Vacant Four Bedroom Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
WC

First Floor

Four Bedrooms (One With En-Suite)
Bathroom

Exterior

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

EPC Rating C



LOT 101

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

*Guide Price
£65,000+

A Vacant Eight Room Mid Terrace Building

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 building arranged over ground and first floors.

Note

Buyers should rely on their own enquiries with regards to the current use class for the property.

Accommodation

Ground Floor

Five Rooms
Kitchen
WC

First Floor

Three Rooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 101A

28A The Market Place, Falloden Way, Hampstead Garden Suburb, London NW11 6JJ

*Guide Price
£40,000-£60,000

A Well Located Short Leasehold Interest in a First Floor Two Bedroom Flat which is Underlet on a Sub Lease that has Three Years Unexpired with no Right to Extend. A Lease Extension has been Formally Agreed at £263,000.

Tenure

Leasehold. The property is held on a 99 year lease from 26th June 1931 (thus approximately **3 years unexpired**). A lease extension premium has been agreed and engrossed at £263,000. The rights of which will be passed to the incoming buyer.

Location

The property is situated on a mixed use road in the highly sought after area of Hampstead Garden Suburb close to local shops and amenities. The open spaces of Lyttelton Playing Field are within easy reach. Transport links are provided by East Finchley underground station (Northern line).

EPC Rating D

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony



LOT 101B

28B The Market Place, Falloden Way, Hampstead Garden Suburb, London NW11 6JJ

*Guide Price

£50,000-£70,000

A Well Located Short Leasehold Interest in a Second and Third Floor Four Bedroom Split Level Flat which is Underlet on a Sub Lease that has Three Years Unexpired with no Right to Extend. A Lease Extension has been Formally Agreed at £376,000

Tenure

Leasehold. The property is held on a 99 year lease from 26th June 1931 (thus approximately **3 years unexpired**). A lease extension premium has been agreed and engrossed at £376,000. The rights of which will be passed to the incoming buyer.

Location

The property is situated on a mixed use road in the highly sought after area of Hampstead Garden Suburb close to local shops and amenities. The open spaces of Lyttelton Playing Field are within easy reach. Transport links are provided by East Finchley underground station (Northern line).

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Third Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating D



LOT 102

Flat 6, 60 Drummond Road, Bournemouth, Dorset BH1 4DT

*Guide Price

£25,000-£50,000

A Vacant First Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1989 (thus approximately **61 years unexpired**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off street parking.

EPC Rating D



LOT 103

**6 Claytonville Terrace, Crabtree Manorway North,
Belvedere, Bexley DA17 6AQ*****Guide Price
£220,000+****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 Crossness Nature Reserve are within easy reach. Transport links are provided by Belvedere rail station.

Description

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

EPC Rating D**Tenure**

Freehold

Accommodation**Ground Floor**

Through Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 104

**Lakeside Lilly, High Borrow Bridge, Selside, Kendal,
Cumbria LA8 9LG*****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. Numerous green open spaces are within easy reach. Transport links are provided by Burneside rail station and the M6.

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
Storage Room

Exterior

The property benefits from off street parking.



LOT 104A

The Barn, High Borrow Bridge, Selside, Kendal, Cumbria LA8 9LG

*Guide Price
£20,000+

A Vacant End of Terrace Single Storey Barn. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by Burneside rail station and the M6.

Description

The property comprises an end of terrace single storey barn.

Accommodation

Ground Floor

Barn



LOT 105

By Order of the Executors Flat 11 Hartsbourne Park, 180 High Road, Bushey Heath, Bushey, Hertfordshire WD23 1SD

*Guide Price
£550,000+

A Vacant Ground and First Floor Three Bedroom Split Level Flat

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 1995 (thus approximately 94 years unexpired).

Location

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

Description

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

Note

The seller has advised that the property can be sold either furnished, with the furniture currently in situ, or without the furniture.

Accommodation

Ground Floor

Reception Room
Kitchen/Diner
Utility Room
WC

First Floor

Three Bedrooms (One with En-Suite)
Bathroom

Exterior

The property benefits from communal gardens and three parking spaces.

EPC Rating C



LOT 105A

36 Cottington Road, Feltham, Middlesex TW13 6YH

*Guide Price
£130,000-£190,000

A Vacant Second and Third Floor Two Bedroom Split Level Flat

Tenure

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

Location

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

Description

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

Note

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

Accommodation

Second Floor

Reception Room with Open-Plan Kitchen

Third Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.



LOT 106

32 Swinton Park Road, Salford, Lancashire M6 7WR

*Guide Price
£125,000+

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

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

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



LOT 107

47 Alexandra Court, Empire Way, Wembley, Middlesex HA9 0QX

*Guide Price
£135,000+

A Vacant Third Floor One Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from 19th May 1986 (thus approximately **84 years unexpired**).

Location

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

Description

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

Accommodation

Third Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a communal garden.

EPC Rating D



LOT 108

26 Stratford Road, Hayes, Middlesex UB4 9EN

*Guide Price
£100,000+

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 108A

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

*Guide Price
£110,000-£160,000

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 109

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

*Guide Price
£350,000+

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

Tenure

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

Location

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

Tenancy

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Letting Room

Second Floor

Four Letting Rooms
Bathroom
Shower Room



LOT 110

7 Pingle Wood Row, Station Road, March, Cambridgeshire PE15 0FP

*Guide Price
£415,000+

A Vacant Eight Bedroom Detached House

Tenure

Freehold

Location

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

Description

The property comprises a eight bedroom detached house arranged over lower ground, ground and two upper floors. The property has been recently refurbished.

Exterior

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

Accommodation

Lower Ground Floor

Three Rooms one with Kitchenette

Ground Floor

Two Reception Rooms
Kitchen
W/C

First Floor

Six Bedrooms (Two with En-Suites)
Bathroom

Second Floor

Two Bedrooms with Shared En-Suite



LOT 110A

Driftwood House, 2 Broad Street, St. Columb, Cornwall TR9 6AS

*Guide Price
£50,000-£75,000

A Vacant Grade II Listed 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 Chy Noweth Park are within easy reach. Transport links are provided by St Columb Road rail station and the A39.

Description

The property comprises a Grade II Listed five bedroom mid terrace house arranged over ground and two upper floors.

Accommodation

Ground Floor

Through Reception Room
Kitchen
Bathroom

First Floor

Bedroom
Bathroom

Second Floor

Four Bedrooms
WC



LOT 111 | 31 Halstead Close, Canterbury, Kent CT2 7UD

*Guide Price
£60,000+

A Vacant Ground Floor Two Bedroom Flat in Need of Refurbishment.

Tenure

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

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Birley's Pavilion & Playing Fields are within easy reach. Transport links are provided by Canterbury West rail station.

EPC Rating D

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 112 | Flat 6 317 Barking Road, Plaistow, London E13 8EE

*Guide Price
£100,000-£150,000

A First Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £18,000 Per Annum (Reflecting a Gross Initial Yield of 18% on the Lower End of the Guide)

Location

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

Description

The property comprises a first floor two 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 1st January 2010 (thus approximately 108 years unexpired).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,500 per calendar month.



LOT 113

41 Oakhall Court, Oakhall Drive, Sunbury-on-Thames, Middlesex TW16 7LE

*Guide Price
£140,000+

A Second Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £14,760 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 4th March 1977 (thus approximately **49 years unexpired**).

Description

The property comprises a second 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 £1,230 per calendar month. Tenants have been in situ for 5 years.

Location

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 114

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

*Guide Price
£150,000+

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 115

**107B Brighton Road, Coulsdon,
Surrey CR5 2NG***Guide Price
£80,000+**A Vacant Second Floor Three Bedroom Flat****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 second floor three bedroom flat situated within a mixed use parade arranged over ground and two upper floors.

Tenure

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

Accommodation

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

EPC Rating D

LOT 116

**Flat 11, 86 Camberwell Road, Camberwell,
London SE5 0EG***Guide Price
£310,000+**A Second Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £19,800 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 2003 (thus approximately **102 years unexpired**).

Location

The property is situated directly opposite the green open spaces of Burgess Park with easy access to the shops and amenities of Camberwell Road. Transport links are provided by Kennington underground station (Northern line) and Denmark Hill overground and rail stations.

Description

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

Accommodation

Second Floor
Reception Room
Kitchen
Two Double Bedrooms
Bathroom

Exterior

The property benefits from communal gardens and its own private parking spot within the gated development.

Tenancy

The property is subject to a Periodic Tenancy commencing May 2026 at a rent of £1,650 per calendar month.



LOT 117

7 Fleet Street, Blackpool, Lancashire FY1 4PJ

*Guide Price
£90,000+

A Four Bedroom End of Terrace House Subject to a Periodic Tenancy Producing £11,400 Per Annum

Tenure

Freehold

Location

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

Description

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

Note

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

First Floor

Kitchen
Three Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

Tenancy

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



LOT 118

Flat 15 Cobden Court, Byron Close, Greenwich, London SE28 8AG

*Guide Price
£150,000+

A Third and Fourth Floor Two Bedroom Split Level Maisonette Subject to a Periodic Tenancy Producing £15,600 Per Annum (Reflecting a Gross Initial Yield of 10.4%)

Location

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

Description

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,300 per calendar month, please refer to the legal pack.

Tenure

Leasehold. The property is held on a 126 year lease from 25th March 2002 (thus approximately 101 years unexpired).

Accommodation

Third Floor

Two Bedrooms
Bathroom
Separate WC

Fourth Floor

Reception Room
Kitchen/Diner



LOT 119

**Flat 27 Hemingford Court, Gartlet Road, Watford,
Hertfordshire WD17 2AQ*****Guide Price
£175,000+****A Fourth Floor Studio Flat Offered with Vacant Possession****Location**

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

Description

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

Tenure

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

Accommodation

Fourth Floor
Studio Room
Shower Room



LOT 120

**Flat 304 Platinum House, Lyon Road, Harrow,
Middlesex HA1 2EX*****Guide Price
£160,000+****A Third Floor Two Bedroom Flat Subject to a Periodic Tenancy
Producing £18,000 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 1999 (thus approximately **97 years unexpired**).

Location

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

Description

The property comprises a third floor two bedroom flat situated within a purpose built building arranged over six and seven upper floors. The property benefits from a communal gym, swimming pool, jacuzzi, steam room and sauna.

Accommodation

Third Floor
Open Plan Reception/Kitchen
Two Bedrooms (One with an En-Suite)
Bathroom
Separate WC

Exterior

The property benefits from a balcony and allocated parking.

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 22nd February 2026 at a rent of £1,500 per calendar month.



LOT 121

Flat 12 Arliss Court, 24 Clarendon Road, Watford, Hertfordshire WD17 1JY

*Guide Price
£180,000+

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 Cassiobury Park are within easy reach. Transport links are provided by Watford Junction overground and rail station.

Description

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

Tenure

Leasehold. The property is held on a 125 year lease from 25th December 2015 (thus approximately **114 years unexpired**).

Accommodation

First Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom



LOT 122

8 Francis Avenue, Prenton, Merseyside CH43 4XL

*Guide Price
£110,000+

A Vacant Seven Room Semi Detached House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Three Rooms
Kitchen

First Floor
Four Rooms
Bathroom

Exterior

The property benefits from a rear garden.



LOT 123

By Order of the LPA Receivers

**Flat 11 Regatta Point, 1 Manilla Street, Canary Wharf,
London E14 8JZ***Guide Price
£180,000+**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 124

By Order of the LPA Receivers

**Flat 3 Regatta Point, 1 Manilla Street, Canary Wharf,
London E14 8JZ***Guide Price
£225,000+**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**First 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 125

20A Hayland Close, Kingsbury, London NW9 0LH

*Guide Price
£225,000+

A Vacant First Floor Two Bedroom Flat

Location

The property is situated on a cul-de-sac close to local shops and amenities. The open spaces of Fryent Country Park are within easy reach. Transport links are provided by both Kingsbury (Jubilee line) and Colindale (Northern Line) underground stations.

Description

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

Joint Auctioneers



Tenure

Leasehold. The property is held on a 125 year lease from 8th January 2021 (thus approximately **119 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from own section of rear garden.



LOT 126

168 Cromwell Road, Cambridge, Cambridgeshire CB1 3EQ

*Guide Price
£270,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment. Potential for a Loft and Rear Extension (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Through Reception Room
Kitchen
Bathroom

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.

EPC Rating E



LOT 127

48 Berkeley Close, Ruislip, Hillingdon HA4 6LE

*Guide Price
£80,000+

A Vacant Ground Floor Two Bedroom Maisonette

Tenure

Leasehold. The property is held on a 90 year lease from 23rd July 1948 (thus approximately **11 years unexpired**).

Location

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

Description

The property comprises a ground floor two bedroom maisonette 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 private rear garden and off street parking.

EPC Rating G



LOT 128

By Order of the LPA Receivers Flat 12 Avro House, 5 Boulevard Drive, Colindale, London NW9 5HF

*Guide Price
£290,000+

A Third Floor Three Bedroom Flat Subject to a Lease Producing £25,200 Per Annum (Rising to £26,400 in 2029)

Tenure

Leasehold. The property is held on a 125 year lease from 1st March 2006 (thus approximately **104 years unexpired**).

Location

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

Description

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

Note

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

Accommodation

Third Floor

Reception Room
Kitchen
Three Bedrooms
Bathroom

Tenancy

The property is let on a company let agreement commencing 11th February 2026 for a term of 3 years at a rent of £2,100 per calendar month. Rising to £2,150 in 2028 and £2,200 in 2029.



LOT 129

114 Station Road, Yate, Bristol, South Gloucestershire BS37 4PQ

*Guide Price
£130,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Utility Room

First Floor

Three Bedrooms
Bathroom

Exterior

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

EPC Rating G



LOT 130

59 Dover Street, Maidstone, Kent ME16 8LF

*Guide Price
£140,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

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



LOT 131

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 132

6 Charles Street, Boston, Lincolnshire PE21 6DW*Guide Price
£70,000+**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 Jenny's Wood are within easy reach. Transport links are provided by Boston rail station.

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen
Bathroom

First Floor

Two Bedrooms

Exterior

The property benefits from a rear yard.

EPC Rating D

LOT 133

12 Braithwaite Way, Keighley, West Yorkshire BD22 6JA

*Guide Price
£80,000+

A Vacant Two Bedroom Semi Detached House

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 Steeton & Silsden 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.

Tenure

Freehold

Accommodation

Ground Floor
Reception Room
Kitchen
Utility Room

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 134

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 135

82 Holly Hill Road, Erith,
Kent DA8 1QD*Guide Price
£100,000-£180,000**A Vacant Ground Floor Three Room Flat****Tenure**

Leasehold. The property is held on a 189 year lease from 17th December 1970 (thus approximately **133 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Kitchen/Diner
Three Rooms
Bathroom

Exterior

The property benefits from a private rear garden.

EPC Rating D

LOT 136

Flat 2 Burniston Court, 90 Manor Road, Wallington,
Surrey SM6 0AD*Guide Price
£65,000+**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 137

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

*Guide Price
£150,000-£200,000

A Vacant Four Bedroom Semi Detached House

Tenure

Leasehold. The property is held on a 900 year lease from 1st January 1967 (thus approximately **841 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen/Diner

First Floor

Four Bedrooms
Bathroom

Exterior

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



LOT 138

Flat 35 Centrika, Bath Road, Slough, Buckinghamshire SL1 3SL

*Guide Price
£100,000-£130,000

A Vacant Fourth Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 155 year lease from 1st January 2005 (thus approximately **133 years unexpired**).

Location

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

Description

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

Accommodation

Fourth Floor

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

Exterior

The property benefits from allocated parking.

EPC Rating C



LOT 139

Land Adjacent to 44 Garfield Road, Enfield, Middlesex EN3 4RR***Guide Price
£50,000+****A Plot of Land Measuring Approximately 210 sq m (2,260 sq ft).****Location**

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

Description

The lot comprises a plot of land measuring approximately 210 sq m (2,260 sq ft).

Planning

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

Tenure

Freehold

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 140

7 Ayton Road, Ramsgate, Kent CT11 9QJ***Guide Price
£110,000+****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

Location

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

Description

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

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating E

LOT 141 | 26 Clevedon Road, Blackpool, Lancashire FY1 2NX

*Guide Price
£60,000+

A Vacant Six Bedroom Mid Terrace House in Need of Refurbishment

Tenure

Freehold

Location

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

Description

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

EPC Rating D

Accommodation

Ground Floor

Three Reception Rooms
Kitchen
Bathroom

First Floor

Five Bedrooms
Bathroom
Separate WC

Second Floor

Bedroom

Exterior

The property benefits from a rear yard.



LOT 142 | Building to the Rear of 42 Smawthorne Lane, Castleford, West Yorkshire WF10 4EN

*Guide Price
£20,000+

A Detached Building Situated on a Plot of Land Measuring Approximately 58 sq m (619 sq ft)

Tenure

Freehold

Location

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

Description

The property comprises a detached building situated on a plot of land measuring approximately 58 sq m (619 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 143 | 1 Swan Terrace, Tonypandy, Mid Glamorgan CF40 1HJ

*Guide Price
£30,000+

A Vacant Two Room Mid Terrace Derelict Building in Need of Refurbishment

Location

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

Description

The property comprises a two room mid terrace derelict building arranged over ground and first floors.

Tenure

Freehold

Accommodation

Ground Floor
Room

First Floor

Room
Bathroom

EPC Rating D



LOT 144 | 41 Milgate Street, Royston, Barnsley, South Yorkshire S71 4QG

*Guide Price
£40,000+

A Vacant Three Bedroom End of Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Second Floor

Bedroom

Exterior

The property benefits from a rear garden.

EPC Rating F



LOT 145 | 284 Wood Vale, Forest Hill, London SE23 3DZ

*Guide Price
£165,000+

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

Tenure

Leasehold. The property is held on a 177 year lease from 14th June 2023 (thus approximately **173 years unexpired**).

Location

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

Description

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

Accommodation

First Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

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

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 19th December 2025 at a rent of £1,350 per calendar month.



LOT 146 | 7 Mansfield Road, Doncaster, South Yorkshire DN4 0LG

*Guide Price
£70,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment.

Tenure

Freehold

Location

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

Description

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

Note

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

Accommodation

Lower Ground Floor

Two Cellar Rooms
WC

Ground Floor

Two Reception Rooms
Kitchen

First Floor

Three Bedrooms
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating E



LOT 147

Flat E53 Du Cane Court, Balham High Road, Balham,
London SW17 7JL*Guide Price
£45,000-£90,000**A Vacant Fifth Floor One Bedroom Flat****Tenure**

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

Location

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

Exterior

The property block benefits from off street parking.

EPC Rating C

Description

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

Accommodation

Fifth Floor
Reception Room
Kitchen
Bedroom
Utility Room
Bathroom
Separate WC



LOT 148

Flat 405 The Vista Building, 30 Calderwood Street,
Woolwich, London SE18 6JG*Guide Price
£110,000+**A Vacant Fourth Floor One Bedroom Flat****Tenure**

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

Location

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

EPC Rating C

Description

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

Accommodation

Fourth Floor
Reception Room with Open-Plan
Kitchen
Bedroom
Bathroom



LOT 149

**Flat 31 Tavistock Court, Tavistock Square, Bloomsbury,
London WC1H 9HE**

*Guide Price
£125,000+

A Vacant Third Floor Studio Flat Measuring Approximately 370 Sq Ft in Need of Refurbishment.

Tenure

Leasehold. The property is held on a 45 year lease from 6th February 1987 (thus just under **6 years unexpired**).

Location

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

EPC Rating C

Description

The property comprises a third floor studio flat situated within a purpose built block arranged over ground and eight upper floors. Potential for reconfiguration (subject to obtaining all relevant consents).

Accommodation

Third Floor
Studio Room
Kitchen
Bathroom
Store Room



LOT 150

**16 Oak Street, Newcastle upon Tyne,
Newcastle upon Tyne NE15 9EX**

*Guide Price
£50,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment.

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Tyne Green Country Park are within easy reach. Transport links are provided by Wylam rail station and the A69.

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



**Auction
House
LONDON**



Lots 151 - 268

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LOT 151

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

*Guide Price
£650,000+

A Substantial Vacant Five Bedroom End of Terrace House in Need of Modernisation.

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.

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 152

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

*Guide Price
£135,000+

A Vacant Ground Floor One Bedroom Flat in Need of Refurbishment.

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.

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from off-street parking.



LOT 153

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

*Guide Price
£175,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment. 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 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.

Accommodation**Ground Floor**

Reception Room
 Kitchen

First Floor

Two Bedrooms
 Bathroom

Exterior

The property benefits from both front and rear garden.



LOT 154

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

*Guide Price
£160,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment.

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.

Accommodation**Ground Floor**

Two Reception Rooms
 Kitchen
 Utility Room

First Floor

Three Bedrooms
 Bathroom

Exterior

The property benefits from a rear garden.



LOT 155

By Order of the Executors
Flat 2, 11 Westcourt Road, Worthing,
West Sussex BN14 7DQ

*Guide Price
£135,000+

A Vacant Ground Floor One Bedroom Flat in Need of Refurbishment.

Tenure

Leasehold. The property is held on a 99 year lease from st January 2006 (thus approximately **78 years unexpired**).

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 156

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

*Guide Price
£150,000+

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment.

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor
Reception Room
Kitchen

First Floor

Three Bedrooms (one with an en-suite)
Bathroom

Exterior

The property benefits from both front and rear gardens.



LOT 157

By Order of the Executors
**57A Station Street, Ashbourne,
 Derbyshire DE6 1DE**

*Guide Price
£60,000+

**A Vacant First and Second Floor Four Bedroom Split Level
 Maisonette in Need of Refurbishment.**

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.

Accommodation

First Floor

Two Reception Rooms
 Kitchen

Second Floor

Four Bedrooms
 Two Bathrooms

EPC Rating G



LOT 158

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

*Guide Price
£50,000+

**A Vacant Two Bedroom Mid Terrace House in Need of
 Refurbishment.**

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.

Accommodation

Ground Floor

Two Reception Rooms
 Kitchen

First Floor

Two Bedrooms
 Bathroom

Exterior

The property benefits from a rear yard.



LOT **159**

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

*Guide Price
£90,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment.

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.

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 **160**

**23 Crowther Road, South Norwood,
London SE25 5QW**

*Guide Price
£180,000+

A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £17,400 Per Annum

Location

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

Tenancy

The property is subject to a Periodic Tenancy at a rent of £17,400 per annum.

Note

The property is being sold with the tenant in situ. A Section 8 notice has been served and end in early November, offering a buyer flexibility going forward. The Freeholder has submitted an insurance claim to address minor cracking to the brickwork, with full details available in the legal pack.

Tenure

Leasehold. The property is held on a 189 year lease from 29th September 1985 (thus approximately **148 years unexpired**).

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from side access to a private rear garden.

Joint Auctioneers



HAMMERED

LOT 160A

31 Gibbon Road, Newhaven, East Sussex BN9 9EP

*Guide Price
£95,000+

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Two Reception Rooms
Kitchen
Bathroom
Separate WC

First Floor

Three Bedrooms

Exterior

The property benefits from a rear garden.

EPC Rating F

Joint Auctioneers

HAMMERED



LOT 161

Flat 29 Metro Apartments, 101 Goldsworth Road, Woking, Surrey GU21 6LF

*Guide Price
£120,000+

A Fourth Floor One Bedroom Flat

Location

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2006 (thus approximately **104 years unexpired**).

Accommodation

Fourth Floor

Reception Room with Open Plan
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from private terrace and an allocated parking space.

On the Instructions of



LOT 162 | Flat 2 69 Johnson Street, Shadwell, London E1 0AQ

*Guide Price
£275,000+

A Ground Floor Three Bedroom Flat in Need of Modernisation.

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.

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 163 | 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.

Exterior

The property benefits from an allocated parking space

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 164

**Apartment 404 Weymouth Building, 2 Deacon Street,
Elephant & Castle, London SE17 1GB*****Guide Price
£410,000+****A Fourth Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 250 year lease from 11th February 2016 (thus approximately **239 years unexpired**).

Location

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

Description

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

EPC Rating B**Accommodation****Fourth Floor**

Open Plan Reception Room/Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a balcony.

On the Instructions of

LOT 165

**Flat 27 Butterfield House, Berber Parade, Charlton,
London SE18 4GA*****Guide Price
£200,000+****A Fifth Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 250 year lease from 1st January 2006 (thus approximately **229 years unexpired**).

Location

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

Description

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

EPC Rating B**Accommodation****Fifth Floor**

Open Plan Reception/Kitchen
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a balcony.

On the Instructions of

LOT 166 | Flat D 49 High Street, Penge, London SE20 7HW

*Guide Price
£85,000+

A Ground Floor One Bedroom Flat in Need of Refurbishment.

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.

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 167 | 4 Swansea Court, Beckton, London E16 2RT

*Guide Price
£150,000+

A Ground Floor Two Bedroom Flat

Location

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

Description

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

Tenure

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

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of



LOT 168

**Flat 8 Keats House, Porchester Mead, Beckenham,
Kent BR3 1TD*****Guide Price
£155,000+****A First Floor One Bedroom Flat****Location**

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

Description

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

EPC Rating D**Tenure**

Leasehold. The property is held on a 999 year lease from 25th December 2017 (thus approximately **990 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

On the Instructions of

LOT 169

**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 **170**

By Order of the Mortgagees Not in Possession
**35 Reid Close, Hayes,
Middlesex UB3 2DD**

*Guide Price
£165,000+

A Ground Floor Two Bedroom Flat in Need of Refurbishment.

Location

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

Description

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

Note

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

Tenure

Leasehold. The property is held on a 149 year lease from 21st July 2007 (thus approximately **127 years unexpired**).

Accommodation

Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of



LOT **171**

**Flat C 43 St. James' Road, Surbiton,
Surrey KT6 4QN**

*Guide Price
£260,000+

A Ground Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 99 year lease from 17th June 2005 (thus approximately **77 years unexpired**).

Accommodation

Ground Floor
Open Plan Reception/Kitchen
Two Bedrooms
Bathroom

On the Instructions of



LOT 172

**Flat 5 Poplar House, 11 Woodland Crescent, Rotherhithe,
London SE16 6YJ**

*Guide Price
£375,000+

A First Floor Two Bedroom Flat in Need of Refurbishment.

Tenure

Leasehold. The property is held on a 125 year lease from 1st September 1997 (thus approximately **96 years unexpired**).

Location

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

Description

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

EPC Rating B

Accommodation

First Floor

Open Plan Kitchen/Reception Room
Two Bedrooms
Two Bathrooms

Exterior

The property benefits from a balcony.

On the Instructions of



LOT 173

**Flat 8 390 London Road, Croydon,
Surrey CR0 2SW**

*Guide Price
£105,000+

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 155 year lease from 1st November 2005 (thus approximately **134 years unexpired**).

Accommodation

Second Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of



LOT 174

Flat 41 Ashcroft Place, Epsom Road, Leatherhead, Surrey KT22 8RJ*Guide Price
£130,000+**A 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 Norbury Park are within easy reach. Transport links are provided by Leatherhead rail station.

Description

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

Exterior

The property benefits from communal parking

EPC Rating B

Tenure

Leasehold. The property is held on a 1st January 2006 year lease from 978 (thus approximately **978 years unexpired**).

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Two Bathroom

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

On the Instructions of



LOT 175

Apartment 71 Dorchester Court, 283 London Road, Camberley, Surrey GU15 3JJ*Guide Price
£180,000+**A Third and Fourth Floor Three Bedroom Split Level Flat****Location**

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2004 (thus approximately **102 years unexpired**).

Accommodation

Third Floor
Two Bedrooms

Fourth Floor

Open Plan Reception/Kitchen
Bedroom
Two Bathrooms

On the Instructions of



LOT 176

Flat 17A Bramley Grange, Horsham Road, Bramley, Guildford, Surrey GU5 0ES

*Guide Price
£100,000+

A Second Floor Two Bedroom Retirement Flat

Location

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

Description

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

Note

To be eligible to purchase the leasehold interest, you must be aged 55 or over. Please refer to the legal pack for more information on eligibility

EPC Rating C

Tenure

Leasehold. The property is held on a 999 year lease from 24th March 1984 (thus approximately **957 years unexpired**).

Accommodation

Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of



LOT 177

Apartment 402 St Peters House, Princes Street, Doncaster, South Yorkshire DN1 3BP

*Guide Price
£32,000+

A Fourth Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £7,800 Per Annum

Location

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

Description

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

Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2018 (thus approximately **241 years unexpired**).

Accommodation

Fourth Floor
Reception Room with Open-Plan
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to a Periodic Tenancy for a term of 12 months commencing 29th September 2025 at a rent of £650 per calendar month.



LOT 178

Apartment 005 St Peters House, Princes Street,
Doncaster, South Yorkshire DN1 3BP

*Guide Price
£32,000+

A Ground Floor One Bedroom Flat Subject to a Periodic Tenancy
Producing £7,500 Per Annum

Location

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

Description

The property comprises a ground 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 250 year lease from 1st January 2018 (thus approximately 241 years unexpired).

Accommodation

Ground Floor
Reception Room with Open-Plan Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £625 per calendar month.



LOT 179

28 Norfolk Road, Thornton Heath,
Croydon CR7 8ND

*Guide Price
£40,000+

A Freehold Ground Rent Investment Comprising Two Flats,
Producing £60 Per Annum and Rising to £180 Per Annum, with
Reversionary Value

Location

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

Description

The property comprises a ground rent investment secured upon a semi detached building arranged to provide two flats over ground and first floors.

Tenure

Freehold

Note

Section 5(b) Notices under the Landlord & Tenant Act 1987 have been served by the freeholder.

The incoming purchaser will benefit from the reversionary potential of the flats, which are currently held on short leases.

Accommodation Schedule

Property	Floor	Accommodation	Lease	Annual Ground Rent
28 Norfolk Road	Ground	One Bed Flat	99 years from 25th March 1985 (thus approximately 58 years unexpired).	£30 (Rising to £90)
28A Norfolk Road	First and Second Floor Flat	Three/Four Bed Flat	99 years from 25th March 1985 (thus approximately 58 years unexpired).	£30 (Rising to £90)



LOT 180

**Flat 104 Longford Court, Belle Vue Estate, Hendon,
London NW4 2BY*****Guide Price
£200,000+****An Eleventh Floor One Bedroom Flat Subject to a Periodic
Tenancy Producing £18,540 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 1st July 1983 (thus approximately **81 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hendon Park are within easy reach. Transport links are provided by Hendon Central underground station (Northern line) and Hendon rail station and the M1.

Description

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

Accommodation

Eleventh Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from a private balcony.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £18,540 per annum.



LOT 181

**16-17 Larkstone Terrace, Hillsborough Road, Ilfracombe,
Devon EX34 9NU*****Guide Price
£20,000-£60,000****A Pair of Vacant Terraced Buildings Arranged to Provide
Seventeen Flats****Tenure**

Freehold

Description

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

Note

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

Location

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

Accommodation

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



LOT 182

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

*Guide Price
£45,000-£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 demised 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 183

80 Flintmill Crescent, Blackheath,
London SE3 8LY

*Guide Price
£140,000+

A Vacant Ground Floor Two Bedroom Maisonette

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor

Reception Room/Kitchen
Two Bedrooms
Bathroom

Exterior

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

EPC Rating C



LOT 184 | 10 Eider Close, Hayes, Middlesex UB4 9TD

*Guide Price
£395,000+

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 185 | Flat 11 St. Elizabeths Court, Mayfield Avenue, Whetstone, London N12 9HZ

*Guide Price
£150,000+

A Vacant First Floor Two Bedroom Retirement Flat

Tenure

Leasehold. The property is held on a 125 year lease from 1st November 1988 (thus approximately **87 years unexpired**).

Location

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

Note

To be eligible as a resident you must be aged 55 or over. Please refer to the legal pack for more information on eligibility

EPC Rating C

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from off street parking, residents lounge for social gatherings, communal laundry facilities, 24/7 emergency call system, guest suite for visiting family and friends, lift access to all floors, well-maintained communal gardens and a house manager available during office hours.



LOT 186

69 Fenton Road, Bournemouth, Dorset BH6 5BU

*Guide Price
£290,000+

A Vacant Three Bedroom Detached House in Need of Refurbishment.

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

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

EPC Rating E



LOT 187

111 Benefield Road, Oundle, Peterborough, Cambridgeshire PE8 4EU

*Guide Price
£145,000+

A Vacant Two Bedroom Semi Detached House Situated on a Plot of Land Measuring Approximately 0.08 Acres / 324 sq m (3,488 sq ft). Potential for Rear Extension (Subject to Obtaining all Relevant Consents)

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Wakerley Close Playground are within easy reach. Transport links are provided by Corby rail station, the A605 and the A1(M).

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

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a private rear garden and a greenhouse.



LOT 188

**Flat 53 Longitude Apartments, 7 Addiscombe Grove,
Croydon, Surrey CR0 5BS*****Guide Price
£110,000+****A Vacant First Floor Two Bedroom Flat****Location**

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

Description

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

EPC Rating B**Tenure**

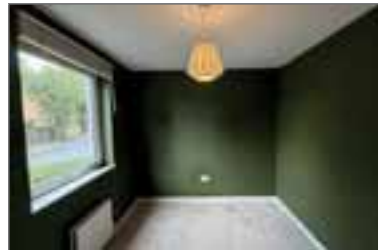
Leasehold. The property is held on a 175 year lease from 7th July 2023 (thus approximately **171 years unexpired**).

Accommodation**First Floor**

Reception Room with Open-Plan Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from a private balcony.



LOT 189

**30 Hazelwood Road, Hazel Grove, Stockport,
Cheshire SK7 4LZ*****Guide Price
£100,000+****A Vacant Two Bedroom Semi Detached House****Tenure**

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

Location

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

Description

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

Note

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

Accommodation**Ground Floor**

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

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

EPC Rating D

190

1 Reservoir Cottages, Love Lane, Abbots Langley, Hertfordshire WD5 0QA

*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 Leavesden Country Park are within easy reach. Transport links are provided by Watford Junction overground station, Kings Langley rail station and the M25.

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

Accommodation
Ground Floor
Reception Room
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

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



191

2 Reservoir Cottages Love Lane, Abbots Langley, Hertfordshire WD5 0QA

*Guide Price
£250,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

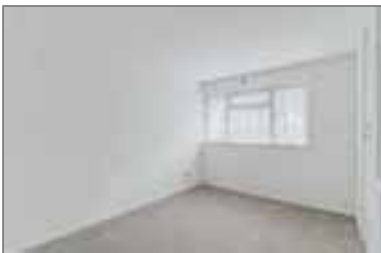
Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Leavesden Country Park are within easy reach. Transport links are provided by Watford Junction overground station, Kings Langley rail station and the M25.

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

Accommodation
Ground Floor
Reception Room
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.



LOT 192

**Land Adjacent to 1 & 2 Reservoir Cottages Love Lane,
Abbots Langley, Hertfordshire WD5 0QA*****Guide Price
£55,000+****A Plot of Land Measuring Approximately 242 sq m (2,605 sq ft)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 242 sq m (2,605 sq ft). Plans have been drawn up for the erection of a house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Leavesden Country Park are within easy reach. Transport links are provided by Watford Junction overground station, Kings Langley rail station and the M25.

Note

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



LOT 193

**Garages and Toilets at Reservoir Cottages Love Lane,
Abbots Langley, Hertfordshire WD5 0QA*****Guide Price
£25,000+****A Vacant Single Storey Detached Unit Arranged to Provide Two
Garages and WC's. Potential for Development (Subject to
Obtaining all Relevant Consents)****Description**

The property comprises a single storey detached unit arranged to provide two garages and wc's. Plans have been drawn up to convert the unit to residential use. 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

Location

The site is situated on a residential road close to local shops and amenities. The open spaces of Leavesden Country Park are within easy reach. Transport links are provided by Watford Junction overground station, Kings Langley rail station and the M25.



LOT 194

6 Week Completion Available
**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 195

**109 Sturry Road, Canterbury,
Kent CT1 1DA**

*Guide Price
£100,000+

A Vacant First Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Birley's Pavilion & Playing Fields are within easy reach. Transport links are provided by Canterbury West rail station.

Description

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

Tenure

Leasehold. The property is held on a 189 year lease from 25th December 1989 (thus approximately **152 years unexpired**).

Accommodation

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

EPC Rating D



LOT 196

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

*Guide Price

£40,000-£80,000

A Ground Floor One Bedroom Flat Offered with Vacant Possession

Tenure

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

Location

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

Description

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

Accommodation

Ground Floor
 Reception Room
 Kitchen
 Bedroom
 Bathroom

Exterior

The property benefits from off street parking.

EPC Rating G



LOT 197

**35 Park View, Crewkerne,
 Somerset TA18 8HS**

*Guide Price

£90,000+

A Vacant Two Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bincombe Beeches Nature Reserve are within easy reach. Transport links are provided by Crewkerne 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 garden.

EPC Rating D



LOT 198

36 Almeys Lane, Earl Shilton, Leicester, Leicestershire LE9 7AJ

*Guide Price
£90,000+

An End of Terrace Building Arranged to Provide 2 x One Bedroom Flats Part Let Producing £3,900 Per Annum

Tenure

Freehold

Location

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

Description

The property comprises a end of terrace building arranged to provide 2 x one bedroom flats.

Tenancy

The ground floor flat is subject to a periodic tenancy at a rent of £325 per calendar month. The first floor is vacant.

Accommodation

Ground Floor Flat

Reception Room
Kitchen
Bedroom
Bathroom

First Floor Flat

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

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

EPC Rating E



LOT 199

53 Waterloo Road, Hakin, Milford Haven, Pembrokeshire SA73 3PD

*Guide Price
£35,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Milford Marina are within easy reach. Transport links are provided by Aberdaugleddau/Milford Haven (MFH) 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.

EPC Rating G



LOT 200

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

*Guide Price
£60,000+

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

Tenure

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

Location

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

EPC Rating E

Description

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

Accommodation

Ground Floor

Reception Room with Open-Plan Kitchen
Bedroom
Bathroom



LOT 201

Newtonia, Tor Park Road, Torquay, Torbay TQ2 5BQ

*Guide Price
£140,000+

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

Description

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

EPC Rating G

Accommodation

Ground Floor

Two Reception Rooms
Bedroom
Two Rooms
Bathroom
Separate WC

First Floor

Three Bedrooms
Kitchen
Bathroom
Separate WC

Exterior

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



LOT 202 | Flat 29 The Old School Rooms, Great Moor Street, Bolton, Lancashire BL1 1NR

*Guide Price
£18,000+

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

*Guide Price
£140,000+

A Vacant Four Bedroom Detached House in Need of Refurbishment.

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room

Kitchen

Two Storage Rooms

WC

Former Shop Area

First Floor

Four Bedrooms

Bathroom

Exterior

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

EPC Rating F



LOT 204

**First Floor, 33 Frederick Street, Seaham,
Durham SR7 7HX*****Guide Price
£15,000-£25,000****An End of Terrace Building Arranged to Provide a Vacant First Floor Two Bedroom Flat and a Ground Floor Two Bedroom Flat (Sold Off on a Long Lease)****Tenure**

Freehold

Location

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

Tenancy

The ground floor flat is sold off on a 999 year lease from 2nd October 1997.

Note

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

Description

The property comprises an end of terrace building arranged to provide a ground floor two bedroom flat and a first floor two bedroom flat.

Accommodation**Ground Floor**

Sold Off on a Long Lease

First Floor

Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 205

**Land Adjacent to 50 Camelot Close, Thamesmead,
London SE28 0ET*****Guide Price
£85,000+****A Plot of Land Measuring Approximately 217 sq m (2,331 sq ft) Offered With Planning Permission for the Erection of a Two Bedroom House.****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Broadwater Green are within easy reach. Transport links are provided by Woolwich/Plumstead Road rail station.

Description

The lot comprises a plot of land measuring approximately 217 sq m (2,331 sq ft).

Planning

Royal Borough of Greenwich Council granted the following planning permission (ref: 25/3755/F) on 16th January 2026 : 'Construction of two-storey dwellinghouse attached to no. 50 Camelot Close with associated landscaping, waste storage and cycle parking'.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway. 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 206

Land Adjacent to 24 Broadhope Avenue, Stanford-le-Hope, Essex SS17 0SJ

*Guide Price
£60,000+

A Plot of Land Measuring Approximately 191 sq m (2,056 sq ft) Offered With Planning Permission for the Erection of 2 x One Bedroom Flats

Tenure

Freehold

Location

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

Planning

Thurrock Borough Council granted the following planning permission (ref: 24/01236/FUL) on 28th January 2025 : 'Sub-divide the plot of 24 Broadhope Avenue into 2 to allow for the construction of a new build containing 2no. 1 bedroom flats with private parking'.

Description

The lot comprises a plot of land measuring approximately 191 sq m (2,056 sq ft).

Note

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



LOT 207

21 Addison Road, Fleetwood, Lancashire FY7 6UH

*Guide Price
£30,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment.

Tenure

Freehold

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

EPC Rating D



LOT 208

354B Kingston Road, Epsom, Surrey KT19 0DT

*Guide Price
£120,000+

A Vacant First Floor Two Bedroom Flat in Need of Refurbishment.

Location

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

Description

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

Tenure

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

Accommodation

First Floor
Reception Room with Open Plan Kitchen
Two Bedrooms
Bathroom

EPC Rating D



LOT 209

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**).

Location

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

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior

The property benefits from allocated parking.

Tenancy

The property is subject to a Periodic Tenancy at a rent of £9,600 per annum.

EPC Rating C



LOT 210 | 22 Woolrich Street, Stoke-on-Trent, Staffordshire ST6 3PQ

*Guide Price
£30,000+

A Two Bedroom End of Terrace House Subject to a Periodic Tenancy Producing £6,600 Per Annum

Tenure

Freehold

Location

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

Tenancy

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

Note

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



LOT 211 | 18 Easington Street, Peterlee, County Durham SR8 3LD

*Guide Price
£10,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Easington Beach are within easy reach. Transport links are provided by Horden rail station and the A19.

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/Diner

First Floor

Two Bedrooms
Bathroom

Exterior

The property benefits from a rear yard.

Note

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



LOT 212

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 213

Apartment 7 The Sorting Office, 42 West Cliff, Preston,
Lancashire PR1 8HU

*Guide Price

£60,000-£80,000

A Lower Ground Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £7,200 Per Annum**Tenure**

Leasehold. The property is held on a 250 year lease from 1st January 2017 (thus approximately 240 years unexpired).

Location

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

Description

The property comprises a lower ground floor one bedroom flat situated within a Grade II Listed building arranged over lower ground, ground and two upper floors.

Note

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

Accommodation**Lower Ground Floor**

Reception Room
Kitchen
Bedroom
Bathroom

Exterior

The property benefits from allocated parking and a private terrace.

Tenancy

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

EPC Rating C

LOT 214

By Order of the Executors

**Ground Floor Flat 29 Station Road, Billingshurst,
West Sussex RH14 9RU**

*Guide Price
£120,000+

**A Detached Building Arranged to Provide A Vacant Ground Floor
Two Bedroom Flat and a First Floor Flat (Sold off on a Long
Lease)**

Tenure

Leasehold. The property is held on a 125 year lease from 30th November 2010 (thus approximately **108 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities as well as The Weald School. The open spaces of Station Road Community Gardens are within easy reach. Transport links are provided by Billingshurst rail station.

Description

The property comprises a detached building arranged to provide a ground floor two bedroom flat and a first floor flat

Accommodation

Ground Floor

Reception Room
Kitchen/Diner
Two Bedrooms
Bathroom

First Floor

Flat (Not Inspected)

Exterior

The property benefits from off street parking, a shed and a private rear patio.

Tenancy

The first floor flat is sold off on a 125 year lease from 30th November 2010 at a ground rent of £100 per annum (rising every 20 years).



LOT 215

**37 Kent Road, Blackpool,
Lancashire FY1 5HH**

*Guide Price
£25,000-£50,000

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 Blackpool Beach are within easy reach. Transport links are provided by Blackpool South 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.



LOT 216

Apartment 006 New Bank House, 100 Queen Street, Sheffield, South Yorkshire S1 2FA***Guide Price
£5,000-£15,000****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 217

Flat 407 The Printworks, Hodgson Street, Sheffield, South Yorkshire S3 7WQ***Guide Price
£20,000-£40,000****A Fourth Floor Studio Flat Subject to a Periodic Tenancy Producing £8,844 Per Annum (Reflecting a Gross Initial Yield of 44.2%)****Tenure**

Leasehold. The property is held on a 195 year lease from October 2016 (thus approximately **185 years unexpired**).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of The University of Sheffield and Sheffield Hallam University are within easy reach. Transport links are provided by West Street tram stop, Meadowhall rail station and the M1.

Description

The property comprises a fourth floor studio flat situated within a purpose built block arranged over ground and five upper floors. The property benefits from a communal gym and laundry room.

Accommodation

Fourth Floor
Studio Room
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £737 per calendar month.



LOT 218

Flat 408 The Printworks, Hodgson Street, Sheffield,
South Yorkshire S3 7WQ

*Guide Price

£20,000-£40,000

**A Fourth Floor Studio Flat Subject to a Periodic Tenancy
Producing £9,108 Per Annum (Reflecting a Gross Initial Yield of
45.54%)**

Tenure

Leasehold. The property is held on a 195 year lease from October 2016 (thus approximately 185 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of The University of Sheffield and Sheffield Hallam University are within easy reach. Transport links are provided by West Street tram stop, Meadowhall rail station and the M1.

Description

The property comprises a fourth floor studio flat situated within a purpose built block arranged over ground and five upper floors. The property benefits from a communal gym and laundry room.

Accommodation

Fourth Floor
Studio Room
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £759 per calendar month.



LOT 219

15 Fair Street, Huddersfield,
West Yorkshire HD1 3QB

*Guide Price

£25,000-£50,000

A Vacant Two Bedroom Mid Terrace House

Tenure

Leasehold. The property is held on a 999 year lease from 29th September 1888 (thus approximately 860 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Lawton Street Park are within easy reach. Transport links are provided by Lockwood 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 220 | Flat 105, 2 Moorfields, Liverpool, Merseyside L2 2BS

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



*Guide Price

£20,000-£40,000

LOT 221 | Flat 428, 2 Moorfields, Liverpool, Merseyside L2 2BT

A Fourth 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 27th September 2017 (thus approximately **990 years unexpired**).

Location

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

Description

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

Accommodation

Fourth Floor
Studio Room
Kitchenette
Bathroom

Tenancy

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



*Guide Price

£20,000-£40,000



LOT 222

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

Location

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

Description

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

Accommodation

Ground Floor

Reception Room
Kitchen
Bedroom
Bathroom

First Floor

Three Bedrooms

Note

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



LOT 223

Airspace at 310-356, Grand Drive, Raynes Park,
London SW20 9NQ

*Guide Price
£50,000+

A Virtual Freehold Roof Space Offered with Planning Permission for the Erection of a Two Storey Roof Extension to Provide Twelve Flats.

Tenure

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

Location

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

Description

The property comprises the roof space above the existing building which is currently arranged over ground and three upper floors.

Planning

Merton Borough Council granted the following planning permission (ref: 24/P2915) on 26th March 2025 : 'Proposed erection of a two storey roof extension to provide 12 no. flats and associated works including the erection of 3 no. lift shafts'.



LOT 224

**Freehold of Rutland Place, The Rutts, Bushey,
Hertfordshire WD23 1ND*****Guide Price
£20,000+**

A Freehold Detached Block Arranged to Provide Eight Flats (All Sold Off on Long Leases at Peppercorn Ground Rents). Potential for a Single Storey Extension to Create Further Flats (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 Recreation Ground are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Bushey rail station.

Description

The property comprises a detached block arranged to provide eight flats across lower ground, ground and three upper floors.



LOT 225

**Parking Space 31 Lollard Street, Lambeth,
London SE11 6PX*****Guide Price
£5,000-£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 226

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 226A

Garage and Land to the Rear of 51 Ferguson Avenue, Romford, Havering RM2 6RP

*Guide Price
£25,000+

A Plot of Land Measuring Approximately 75 sq m (809 sq ft)

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Harold Wood Park are within easy reach. Transport links are provided by Gidea Park underground station (Elizabeth line) and the M25.

Description
The lot comprises a plot of land measuring approximately 75 sq m (809 sq ft). Plans have been drawn up for the erection of two bedroom detached house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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 227

**Garages and Land to the Rear of 41 Jeymer Drive,
Greenford, Middlesex UB6 8NS*****Guide Price
£20,000-£60,000****Two Large Garages/Storage Units Situated on Plot of Land
Measuring Approximately 100 sq m (1,076 sq ft)****Tenure**

Freehold

Location

The land 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 lot comprises two garages/storage units situated a plot of land measuring approximately 100 sq m (1,076 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 227A

**Land and Garage at 19 Albion Road, Gravesend,
Kent DA12 2SR*****Guide Price
£20,000+****A Vacant Single Storey Lock Up Garage Situated on a Plot of
Land Measuring Approximately 88 sq m (947 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a single storey lock up garage situated on a plot of land measuring approximately 88 sq m (947 sq ft).

Note

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



LOT 228

Garage at Chestnut Court, 14 Lancaster Road, South Norwood, London SE25 4AH

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage

Tenure

Leasehold. The property is held on a 199 year lease from 25th December 1968 (thus approximately **141 years unexpired**).

Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of South Norwood Lake & Grounds are within easy reach. Transport links are provided by Crystal Palace station rail station.

Description

The property comprises a single storey lock up garage



LOT 228A

Garage 8 Hilltop Court, 345 Grange Road, Selhurst, London SE19 3BX

*Guide Price
£5,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

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

Description

The property comprises a single storey lock up garage.



LOT 229

**Garage 11, 62 Oxenden Road, Tongham, Farnham,
Surrey GU10 1AJ*****Guide Price
£3,000-£8,000****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 Farnham Town Centre are within easy reach. Transport links are provided by Aldershot rail station.

Description

The property comprises a single storey lock up garage.



LOT 230

**Garage at 32 Brussels Way, Luton,
Bedfordshire LU3 3TQ*****Guide Price
£5,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of Whitefield's Play Area are within easy reach. Transport links are provided by Leagrave rail station and the M1.

Description

The lot comprises a single storey lock up garage.



LOT 231 | Garage 5, 28 Braidley Road, Bournemouth, Dorset BH2 6JX

*Guide Price
£5,000+

A Vacant Single Storey Lock Up Garage

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1989 (thus approximately **62 years unexpired**).

Location

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

Description

The property comprises a single storey lock up garage



LOT 232 | Garage at Myrtle Close, Erith, Kent DA8 3PT

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage

Tenure

Freehold

Location

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

Description

The lot comprises a single storey lock up garage.



LOT 233

Garages G44, G45, G47 & G48 at Hobbs Square, Andover, Hampshire SP10 5DQ***Guide Price
£5,000+**

Four Single Storey Lock Up Garages Fully Let Producing £3,000 Per Annum. Situated on a Site Measuring Approximately 5,682 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Location

The garages are situated on a residential road close to local shops and amenities. The open spaces of Roman Way Park are within easy reach. Transport links are provided by Andover rail station.

Description

The property comprises a four single storey lock up garages situated on a site measuring approximately 5,682 sq ft.

Tenancy

The garages are let at a rent of £3,000 per annum.



LOT 234

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 235 | Land to the Rear of 55 Brennan Road, Tilbury, Thurrock RM18 8AL

*Guide Price
£20,000+

A Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 98 sq m (1,055 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure

Freehold

Description

The lot comprises a garage situated on a plot of land measuring approximately 98 sq m (1,055 sq ft). Plans have been drawn up for the erection of a 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.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of King George's Field are within easy reach. Transport links are provided by Tilbury 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 235A | Land to the Rear of 44 Lower Higham Road, Gravesend, Kent DA12 2NG

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 60 sq m (646 sq ft)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Gravesend Promenade are within easy reach. Transport links are provided by Gravesend rail station and the M2.

Description

The lot comprises a plot of land measuring approximately 60 sq m (646 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 236

**Land Adjacent to 27 Highgate, Nelson,
Lancashire BB9 0DU*****Guide Price
£185,000+****A Plot of Land Measuring Approximately 3,221 sq m (34,670 sq ft/ 0.8 Acres). Offered With Planning Permission for the Erection of 4 x Four Bedroom Houses.****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 3,221 sq m (34,670 sq ft/ 0.8 Acres).

Proposed Accommodation Exterior Each Dwelling Will Consist Of Ground Floor

Two Reception Room (One with Open Plan Kitchen)
Utility Room
WC
Integral Garage

First Floor

Four Bedrooms (One with En-Suite)
Bathroom

Planning

Pendle Borough Council granted the following planning permission (ref: 24/0294/TDC) on 5th March 2025: 'Erection of 4 no. dwellings of Permission in Principle 23/0092/PIP'.

Planning permission in principle was previously granted for 6 no. dwellings on 28th March 2023.

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 237

**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 238 | Garages and Land at Regent Street, Stowmarket, Suffolk IP14 1RJ

*Guide Price
£40,000+

Eighteen Single Storey Lock Up Garages and Allotments Situated on a Substantial Plot of Land Measuring Approximately 1,282 sq m (13,800 sq ft) Part Let Producing £1,200 Per Annum

Tenure

Freehold

Location

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

Description

The lot comprises eighteen single storey lock up garages and allotments situated on a substantial plot of land measuring approximately 1,282 sq m (13,800 sq ft)

Tenancy

One of the garages is let at a rent of £100 per calendar month.

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 239 | Land to the Rear of 17 West Drove North, Walpole St. Peter, Wisbech, Norfolk PE14 7HU

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 925 sq m (9,959 sq ft)

Tenure

Freehold

Location

The land is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by King's Lynn rail station and the A17/A47.

Description

The lot comprises a plot of land measuring approximately 925 sq m (9,959 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 240

**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 240A

**Land to the North and West of 19 Filgrave, Newport
Pagnell, Buckinghamshire MK16 9ET*****Guide Price
£65,000+****A Plot of Land Measuring Approximately 513 sq m (5,520 sq ft).
Potential for Development (Subject to Obtaining all Relevant
Consents)****Tenure**

Freehold

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Emberton Playing Fields are within easy reach. Transport links are provided by Wolverton rail station and the A509.

Description

The lot comprises a plot of land measuring approximately 513 sq m (5,520 sq ft).

Note

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



LOT 241

**Land to the Rear of 8 Birds Close, Welwyn Garden City,
Hertfordshire AL7 4AR**

*Guide Price

£15,000-£30,000**A Plot of Land Measuring Approximately 110 sq m (1,189 sq ft).
Potential for Development (Subject to Obtaining all Relevant
Consents)****Tenure**

Freehold

Description

The lot comprises a plot of land measuring approximately 110 sq m (1,189 sq ft). Plans have been drawn up for the erection of a one bedroom dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Caponfield are within easy reach. Transport links are provided by Welwyn Garden City rail station and the A1(M).

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 242

**Land Behind 1 Smythe Gardens, Station Road, Sway,
Hampshire S041 6BF**

*Guide Price

£10,000-£20,000**A Plot of Land Measuring Approximately 676 sq m (7,276 sq ft)****Location**

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

Note

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

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 676 sq m (7,276 sq ft). Plans have been drawn up for the erection of a four bedroom detached house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 243

**Land to the South of Quinnell Drive, Hailsham,
East Sussex BN27 1QN***Guide Price
£10,000-£30,000**A Plot of Land Measuring Approximately 335 sq m (3,605 sq ft)****Tenure**

Freehold

Location

The land 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 Polegate rail station.

Description

A triangular shaped parcel of land measuring approximately 335 sq m (3,605 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 244

**Land Adjacent to 35 Ockham Drive, Orpington,
Kent BR5 3DT***Guide Price
£10,000-£20,000**A Plot of Land Measuring Approximately 161 sq m (1,734 sq ft)****Location**

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

Note

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

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 161 sq m (1,734 sq ft). Plans have been drawn up for the erection of a two bedroom dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 245 | Land Adjacent to 14 Littledale Green Street Green Road, Lane End, Dartford, Kent DA2 7HU

*Guide Price
£20,000+

A Plot of Land Measuring Approximately 0.55 Acres / 2,226 sq m (23,960 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 Waller Park Pavilion are within easy reach. Transport links are provided by Dartford rail station.

Description

The lot comprises a plot of land measuring approximately 0.55 Acres / 2,226 sq m (23,960 sq ft).

Further Information

The site previously comprised four houses, which have since been demolished.

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 246 | Land at Headcorn Drive, Canterbury, Kent CT2 7UA

*Guide Price
£10,000-£30,000

A Plot of Land Measuring Approximately 382 sq m (4,115 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 382 sq m (4,115 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 247

Land South of Stoke Valley Road, Exeter, Devon EX4 5HG

*Guide Price
£5,000-£10,000

Land and Roadways Measuring Approximately 2,479 sq m (26,687 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 2,479 sq m (26,687 sq ft).

Note

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



LOT 248

Compound 1, 64 Briggate, Brighouse, Calderdale HD6 1EF

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 51 sq m (549 sq ft)

Tenure

Freehold

Location

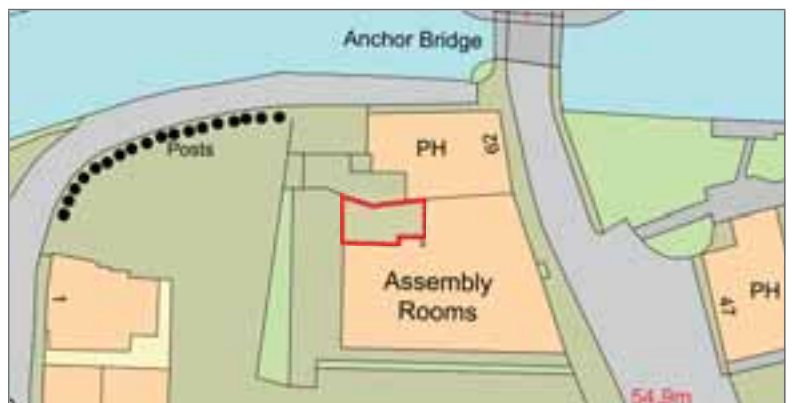
The land is situated on a residential road close to local shops and amenities. The open spaces of Wellhome Park Brighouse are within easy reach. Transport links are provided by Brighouse rail station.

Description

The lot comprises a plot of land measuring approximately 51 sq m (549 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. VAT is applicable



LOT 249 | Compound 1, Suggitts Lane, Cleethorpes, South Humberside DN35 7JJ

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 60 sq m (646 sq ft)

Tenure

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 60 sq m (646 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 250 | Compound 2, Par Moor Road, Communication Centre, Par, Cornwall PL24 2SQ

*Guide Price
£5,000+

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

Tenure

Freehold

Location

The land is situated on a well established commercial trading estate. 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 255 sq m (2,745 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. VAT is applicable.



LOT 251

**Land Adjacent to Silverbank, Chatham,
Kent ME5 0LQ*****Guide Price
£2,000+****A Plot of Land Measuring Approximately 1,045 sq m (11,250 sq ft)****Tenure**

Freehold

Location

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

Description

The lot comprises a plot of land measuring approximately 1,045 sq m (11,250 sq ft).

Note

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



LOT 252

**Land at The Terrace, Barnes,
London SW13 0AQ*****Guide Price
No Reserve****A Plot of Land Measuring Approximately 12 sq m (134 sq ft)****Tenure**

Freehold

Location

The plot is situated along the River Thames close to local shops and amenities. The open spaces of Barnes Green are within easy reach. Transport links are provided by Barnes Bridge rail station.

Description

The lot comprises a plot of land measuring approximately 12 sq m (134 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 253 | Flat 1, 1-3 Brockley Rise, Honor Oak, London SE23 1JG

*Guide Price

Sold Prior

A First Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £18,600 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 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 Garthorne Road Nature Reserve are within easy reach. Transport links are provided by Honor Oak Park rail station.

Description

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

Accommodation

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy

The property is subject to a Periodic Tenancy at a rent of £1,550 per calendar month.

EPC Rating D



LOT 254 | 41 Powis Street, Woolwich, London SE18 6HZ

*Guide Price

Sold Prior

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

Location

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

Description

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

Tenure

Freehold

Accommodation

Ground Floor
Retail Unit

First and Second Floors
Ancillary Space

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

Tenancy

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



LOT 255 | 81B High Street, Whitton, Twickenham, Middlesex TW2 7LD

*Guide Price
Sold Prior

A Vacant Second Floor Studio Flat

Location

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

Description

The property comprises a second floor studio flat situated within a mixed use parade arranged over ground and two upper floors.

Tenure

Leasehold. The property is held on a 169 year lease from 5th December 2024 (thus approximately **167 years unexpired**).

Accommodation

Second Floor
Studio Room
Bathroom

Note

The seller has advised there is no service charge or ground rent payable.



LOT 256 | 105 Highland Road, Bromley, Kent BR1 4AA

*Guide Price
Sold Prior

A Vacant Three Bedroom Mid Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 257

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

*Guide Price
Sold Prior



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

Tenure
Freehold

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

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

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

First Floor
Two Bedrooms
Dressing Room
Bathroom

Second Floor
Three Bedrooms

Exterior
The property benefits from extensive gardens and outbuildings.

Joint Auctioneers



Mill Cottage - Ground Floor
Open Plan Reception/Kitchen
WC

First Floor
Five Rooms

Garage Block adjoining Mill Cottage - Ground Floor
Storage Area

First Floor
Storage Area

Stable Block
Storage/Showroom

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

Hambridge
Single storey with adjoining car parking area

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

LOT 258

34 Whaddon Road, Cheltenham,
Gloucestershire GL52 5NA*Guide Price
Sold Prior**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 259

201 North Street, Romford,
Havering RM1 1DT*Guide Price
Sold Prior**A Vacant Semi Detached Building Arranged to Provide Three Flats (2 x One Bedroom, 1 x Two Bedrooms)****Tenure**
Freehold**Location**
The property is situated on a residential road close to local shops and amenities. The open spaces of Raphael Park are within easy reach. Transport links are provided by Romford rail station.**Description**
The property comprises a semi detached building arranged to provide three flats (2 x one bedroom, 1 x two bedrooms)**Accommodation**
Ground and First Floor
2 x One Bedroom Flats
1 x Two Bedroom Flat
(Not inspected)**Exterior**
The property benefits from a rear garden.

LOT 260

44 Newton Nottage Road, Porthcawl, Mid Glamorgan CF36 5RP

*Guide Price

Sold Prior

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 261

48 High East Street, Dorchester, Dorset DT1 1HU

*Guide Price

Sold Prior

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 262

11-13 Burford Street & Bell Lane, Hoddesdon,
Hertfordshire EN11 8HP*Guide Price
Sold Prior

A Ground Floor Retail Unit, A First Floor Two Bedroom Flat, A First Floor One Bedroom Flat and a Detached Two Bedroom Bungalow Part Let Producing Approximately £44,000 Per Annum All Situated on a Site Measuring Approximately 407 sq m (4,385 sq ft), Further Planning Permission has been Granted for the Erection of a Three Bedroom Detached House.

Tenure

Freehold

Location

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

Description

The property comprises a ground floor retail unit, a first floor two bedroom flat, a first floor one bedroom flat and a detached two bedroom bungalow all situated on a site measuring approximately 407 sq m (4,385 sq ft),

AccommodationGround Floor
Retail Unit**First Floor**Two Bedroom Flat
One Bedroom Flat**Rear**

Two Bedroom Bungalow

Tenancy

The two bedroom flat and the two bedroom bungalow are both currently operated as holiday lets approximately producing £44,000 per annum combined.



LOT 263

Land at Bylands Barn Maris Meadow, Redbourn, St.
Albans, Hertfordshire AL3 7FB*Guide Price
Sold Prior

A Plot of Land Measuring Approximately 425 sq m (4,574 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 264 | Garage at 1 The Chestnuts, Gwydor Road, Beckenham, Kent BR3 4DU

*Guide Price
Sold Prior

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 265 | Plot 2 Caversham Park Road, Caversham, Reading, Berkshire RG4 6NN

*Guide Price
Sold Prior

Freehold Land and Roadways

Tenure
Freehold

Location
The land and roadways are situated on a residential road close to local shops and amenities. Numerous open spaces are within easy reach. Transport links are provided by Reading rail station.

Description
The lot comprises freehold land and roadways.

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 266

Land to the Rear of 103 Church Street, Broadstairs,
Kent CT10 2TX*Guide Price
Sold Prior**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 267

21 Elm Road, Benfleet,
Essex SS7 2AH*Guide Price
Sold Prior**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 understand the property is of non-standard construction.

Accommodation**Ground Floor**

Two Reception Rooms
Kitchen
Bedroom/Study
Bathroom

First Floor

Two Bedrooms



LOT **268**

6 Week Completion Available

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

*Guide Price

Sold Prior

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.



Next auction: 11th November & 12th November

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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.

Common Auction Conditions (Edition 4)

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	conveyancer); and				
	(d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.	G3	the SALE CONDITIONS provide otherwise.	G5	TRANSFER
A5.6	WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.	G3.1	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	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
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	(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
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then		(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.
	(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and		If the SELLER is required to insure the LOT then the SELLER	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
	(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.		(a) must produce to the BUYER on request all relevant insurance details;	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.		(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
GENERAL CONDITIONS OF SALE					
Words in small capitals have the special meanings defined in the Glossary.					
The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.					
G1	THE LOT		(c) gives no warranty as to the adequacy of the insurance;		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
G1.1	The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.	G3.3	(d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.	G3.4	(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.	G3.5	(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;	G6.1	COMPLETION
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:	G4	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).	G6.2	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.
	(a) matters registered or capable of registration as local land charges;	G4.1	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.3	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.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	G6.4	Payment is to be made in pounds sterling and only by
	(c) notices, orders, demands, proposals and requirements of any competent authority;		Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		(a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;	G4.2	TITLE AND IDENTITY	G6.5	(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.
	(e) rights, easements, quasi-easements, and wayleaves;		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.	G6.6	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.
	(f) outgoing and other liabilities;		The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		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.
	(g) any interest which overrides, under the Land Registration Act 2002;		(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.	G6.7	Where applicable the CONTRACT remains in force following COMPLETION.
	(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and		(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	NOTICE TO COMPLETE
	(i) anything the SELLER does not and could not reasonably know about.		(c) If title is in the course of registration, title is to consist of:	G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.		(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;	G7.2	The person giving the notice must be READY TO COMPLETE.
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:		(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.		(a) terminate the CONTRACT;
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, 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.		(b) claim the deposit and any interest on it if held by a stakeholder;
	(b) the SELLER is to leave them at the LOT.	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(c) forfeit the deposit and any interest on it;
G1.8	The BUYER buys with full knowledge of		(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		(d) resell the LOT; and
	(a) the DOCUMENTS, whether or not the BUYER has read them; 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.		(e) claim damages from the BUYER.
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.		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.		(a) terminate the CONTRACT; and
G2	DEPOSIT	G4.4	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G8	IF THE CONTRACT IS BROUGHT TO AN END
G2.1	The amount of the deposit is the greater of:	G4.5			If the CONTRACT is lawfully brought to an end:
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and				(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).	G4.6			(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.
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.			G9	LANDLORD'S LICENCE
G2.3	Interest earned on the deposit belongs to the SELLER unless			G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
				G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
				G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").

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G9.4	The SELLER must (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		undertaking to hold it to the BUYER's order; (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	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.				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.	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	
G10	INTEREST AND APPORTIONMENTS	G12	MANAGEMENT	G16	CAPITAL ALLOWANCES
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.	G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.	G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	G12.3	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.	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13	RENT DEPOSITS	G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.	G17	MAINTENANCE AGREEMENTS
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.2	The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.	G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
G11	ARREARS	G13.3	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.	G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
Part 1 – Current rent		G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (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.	G18	LANDLORD AND TENANT ACT 1987
G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.			G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987
G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.			G18.2	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.	G14	VAT	G19	SALE BY PRACTITIONER
Part 2 – BUYER to pay for ARREARS		G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.	G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.	G15	TRANSFER AS A GOING CONCERN	G19.3	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.	G15.1	Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.	G19.4	The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee;
Part 3 – BUYER not to pay for ARREARS		G15.2	The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.	G19.5	and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.				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.
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an	G15.3	The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.	G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
		G15.4	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	G20	TUPE
				G20.1	If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
				G20.2	If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment

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	between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.	
	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.	G24.2
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
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
G22	SERVICE CHARGE	
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.	
G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G24.5
G22.4	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	G25.1 G25.2 G25.3
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.	G25 WARRANTIES
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.	G25.2 G25.3
G23	RENT REVIEWS	G26 NO ASSIGNMENT
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.	
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.	G27 REGISTRATION AT THE LAND REGISTRY
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.	G27.1
G23.4	The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.	
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.	G28 NOTICES AND OTHER COMMUNICATIONS
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.	G28.1
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	G28.2
G24	TENANCY RENEWALS	
G24.1	This CONDITION G24 applies where the tenant under a	G28.3

TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

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.

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.

Following COMPLETION the BUYER must:

- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

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.

WARRANTIES

Available warranties are listed in the SPECIAL CONDITIONS.

Where a warranty is assignable the SELLER must:

- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
- (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.

If a warranty is not assignable the SELLER must after COMPLETION:

- (a) hold the warranty on trust for the BUYER; and
- (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

NO ASSIGNMENT

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

REGISTRATION AT THE LAND REGISTRY

This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
- (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
- (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:

- (a) apply for registration of the TRANSFER;
- (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
- (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

NOTICES AND OTHER COMMUNICATIONS

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 communication may be relied on if:

- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

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.

CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

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1.1

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2.1

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3.1

The Deposit

General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

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.

Buyer's Administration Charge

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.

Extra Auction Conduct Conditions

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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